Mona City
ORDINANCE 2026-11

AMENDMENTS TO MONA CITY CODE

AN ORDINANCE AMENDING MONA CITY CODE TITLES 3, 7, 8, 9, AND 10 AND ADOPTING RELATED ADMINISTRATIVE FORMS FOR THE CITY OF MONA

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WHEREAS, Mona City is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, the Mona City Council finds the governing body may exercise all administrative and legislative powers by resolution and ordinance, in accordance with Utah State law;

WHEREAS, the Mona City Council finds it in the public interest for the municipality to adopt an ordinance amending Titles 3, 7, 8, 9, and 10 and adopting related administrative forms for the City of Mona and the adoption of this ordinance will serve that purpose; and

WHEREAS, the Mona City Council finds the public safety, health, and welfare of the City of Mona will be better served by the adoption of this ordinance.

NOW THEREFORE, be it ordained by the City Council of Mona City, UT as follows:

SECTION 1: **Repealer**. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: **Enactment.** Chapter "1-8 Purchasing" is hereby enacted as follows.

SECTION 3: **Enactment.** Section "1-8-1 Purchasing" is hereby enacted as follows.

All purchases made by the City shall be done in conformance with the City's Purchasing Policy as it has been adopted by the City Council.

SECTION 4: **Amendment.** Section "3-1-7" is hereby amended as follows.

A. General Business License Fee: An application fee as specified in the ~~consolidated~~Mona City Fee Schedule shall be due and payable upon issuance of the business license.

B. Payment of Fees; Delinquency:

1. Business license fees ... fee is paid.

C. Operating Without Valid ... fiscal year in question.

D. Violations of License Conditions and Mona City Code: A licensee not in compliance with Mona

City business license conditions shall have the license revoked and ~~may be charged a civil fine as determined by the Mona City fee schedule~~shall be subject to the penalties established in Mona City Code section 1-4, including fines, civil citations, and any other remedies authorized by the Mona City Code.

1. Each act of solicitation conducted in violation of this Section constitutes a separate offense.

E. Waiver of Fee ... the business operated.

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SECTION 5: **Enactment.** Chapter "3-7 Solicitors License" is hereby enacted as follows.

SECTION 6: **Enactment.** Section "3-7-1 Definitions" is hereby enacted as follows.

A. Solicitor: Any person, whether principal or agent, who goes from house to house, place to place, or otherwise approaches individuals within the City for the purpose of selling, offering for sale, or taking orders for goods, wares, merchandise, subscriptions, or services, or for requesting donations.

B. Residence: Any dwelling unit, whether single-family or multi-family, and the real property upon which it is located.

SECTION 7: **Enactment.** Section "3-7-2 License Required" is hereby enacted as follows.

A. No person shall act as a solicitor within the City without first obtaining a solicitor's license issued by Mona City.

B. It is unlawful to solicit within the City without a valid, current license.

SECTION 8: **Enactment.** Section "3-7-3 Exemptions" is hereby enacted as follows.

The following are exempt from the license requirement but must comply with all other provisions of this Section:

A. Persons soliciting solely on behalf of charitable, religious, educational, or other nonprofit organizations recognized as tax-exempt.

B. Minors participating in school, youth, or community fundraising activities under the sponsorship of such organizations.

C. Farmers or gardeners selling agricultural products they have personally grown or produced.

SECTION 9: **Enactment.** Section "3-7-4 Application for License" is hereby enacted as follows.

A. An applicant shall file a written application with the City on a form provided by the City.

B. The application shall include:

1. Applicant's full name, address, and contact information;
2. Name and address of the business or organization represented;
3. Nature of the goods, services, or donations to be solicited;

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4. Dates and hours during which solicitation is proposed;
5. Proof of identification and any state or federal licenses required for the activity.

SECTION 10: **Enactment.** Section "3-7-5 Issuance; Denial; Term" is hereby enacted as follows.

A. The license official may issue a solicitor's license upon finding the application complete and compliant with City, state, and federal law.
B. The license official may deny a license for good cause, including incomplete application, prior revocation, or evidence of fraud or criminal activity related to solicitation.
C. A solicitor's license shall be valid for one (1) year from the date of issuance unless sooner revoked.

SECTION 11: **Enactment.** Section "3-7-6 Display of License" is hereby enacted as follows.

A. Every solicitor shall carry the license on their person while soliciting and shall present it upon request of any resident or City official.
B. The City may require a City-issued identification badge to be worn in a visible manner while soliciting.

SECTION 12: **Enactment.** Section "3-7-7 No Soliciting Notice" is hereby enacted as follows.

A. It is unlawful for any solicitor to knock, ring, or otherwise attempt to contact the occupant of a residence where a sign stating "No Soliciting," "No Solicitors," or similar language is clearly posted.
B. A posted sign constitutes sufficient notice to all solicitors.

SECTION 13: **Enactment.** Section "3-7-8 Hours of Solicitation" is hereby enacted as follows.

A. Door-to-door solicitation at residences is permitted only between 9:00 a.m. and 8:00 p.m.
B. No solicitation shall occur on Sundays or legal holidays unless expressly authorized by the City.

SECTION 14: **Enactment.** Section "3-7-9 Revocation or Suspension" is hereby enacted as follows.

A. The license official may suspend or revoke a solicitor's license for:
1. Violation of any provision of this Section;
2. Fraud, misrepresentation, or false statement in the application;
3. Conduct that threatens the health, safety, or privacy of residents.
B. The licensee shall be given notice of the revocation or suspension and an opportunity to appeal pursuant to City procedures.

SECTION 15: **Enactment.** Section "3-7-10 Penalty" is hereby enacted as follows.

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Any person violating this Section shall be cited pursuant to MCC Section 3-1-23.

SECTION 16: **Enactment.** Section "3-7-11 Relationship to Other Licenses" is hereby enacted as follows.

A solicitor's license issued under this Section is in addition to any business license otherwise required by the City.

SECTION 17: **Amendment.** Section "6-1-10 Off Street Parking and Loading" is hereby amended as follows.

A. Purpose: The purpose of this section and requirements herein are for off-street parking and loading design which promotes traffic/pedestrian safety and efficiency and the minimizing of hard surfaced areas to reduce stormwater run-off and visual impacts while providing adequate parking that is sufficient to support the associated use or activity.

B. General Provisions:

1. Off-street parking spaces shall be provided, meeting the requirements of this Chapter, for all new buildings, all additions or enlargements of an existing building, the establishment of any new use, or the expansion of any existing use.

2. If an existing, legally established building is expanded by more than thirty percent (30%) of the existing gross floor area, all off-street parking spaces and areas must be brought into compliance with the requirements of this Chapter, as applicable.

3. No portion of any vehicle and no portion of any off-street parking spaces or loading spaces shall extend over, or encroach upon any public property, street, or road right-of-way.

4. Required off-street parking spaces and areas shall not be used for the repair of motor vehicles, or the Outdoor Display or Sale of Goods and Services, unless authorized by the City, as applicable.

5. Oil separators and other pollution control devices may be required as part of Application approval as required by the City.

6. No sidewalk, trail, or required landscape area shall be used for the off-street parking of any vehicle(s), nor shall it be used as a loading/unloading area unless otherwise stated herein.

7. Off-street parking is prohibited in all fire lanes or similar areas not designated for parking purposes including stubbed streets. These areas shall be painted, posted with "No Parking" signs and/or other means as required by the City

8. Traffic control signs and/or striping shall be provided as required by the City for Application approval, as necessary to minimize vehicular and pedestrian conflicts.

C. Access Requirements:

1. Except for single-family and two-family dwelling units, access to off-street parking areas shall be from a private driveway, such driveway being accessed from a public street or road.

2. All off-street parking spaces shall be located so that any vehicle may be moved without requiring that another vehicle also be moved.

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3. All ingress and egress locations from an adjacent road or street to any off-street parking areas, including curb cuts, drive approaches, or other accesses, shall be approved by the City, County, or the Utah Department of Transportation (UDOT), as applicable.

4. For all residential use lots or parcels, not more than one (1) access driveway, with a maximum width of forty (40) feet at the street right-of-way line shall be provided, measured parallel to the street right-of-way, except residential use lots or parcels with a frontage greater than one hundred (100) feet may provide two (2) access drive ways, with a maximum width of twelve (12) feet at the street right-of-way line for circular drives and other special type circulation and off-street parking.

5. For all non-residential use lots or parcels not more than two (2) access driveways, a maximum of forty (40) feet wide at the street right-of-way line, measured parallel to the street right-of-way, shall be provided for each one hundred (100) feet of frontage on any street. No driveway shall be located closer than fifteen (15) feet to any other driveway or closer than five (5) feet to a side property line.

6. For all non-residential use lots or parcels, no driveway shall be located closer than fifty (50) feet to a street intersection, measured from the intersection of the street or road right-of-way lines.

D. Minimum Size of Required Off-Street Parking and Loading Spaces:

1. The minimum dimension of all off-street parking spaces, other than parallel parking spaces, shall consist of a rectangular area not less than nine (9) feet wide by twenty (20) feet long.

2. Parallel parking spaces shall consist of a rectangular area not less than nine (9) feet wide by twenty-five (25) feet long.

3. All required off-street loading spaces shall have a minimum dimension of ten feet (10') by twenty-five feet (25') with a minimum height of fourteen feet (14') or as required and approved by the City.

E. Required Off-Street Parking:

1. The number of off-street parking spaces provided shall comply with MCC 10-6-3.

F. Number Of Required Off-Street Parking Spaces:

1. The number of required off-street parking spaces shall be provided as required by MCC 10-6-3, complying with the following:

a. Fractional Amount. In calculating the total number of required off- street parking spaces, fractional amounts shall be rounded to the nearest whole number.

b. Unspecified Uses. The City shall determine the off-street parking requirements for any use not specifically listed in MCC 10-6-3, but identified as a use in other areas of code. The decision shall be guided, where appropriate, by comparable ordinances from other similar sized jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the City, are similar to the use or building under consideration.

c. Parking Study. At the discretion of the City, an applicant may be required to provide a site-specific parking study which demonstrates the actual parking needs for a specific site when and where it is determined that the minimum requirements outlined in this Chapter may not be sufficient for the proposed combination of multiple uses or multiple buildings with multiple uses proposed for the site.

G. Location Of Required Off-Street Parking:

1. All required off-street parking spaces shall be located on the same lot as the building or use it

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serves, except required off-street parking spaces may be allowed on a separate lot that is located within five hundred (500) feet of the building or use it serves, provided the two (2) lots are not separated by any major street and a non-revocable written parking agreement is in place prior to Application approval.

H. Disabled Persons Parking:

1. In addition to the minimum off-street parking requirements provided by MCC 10-6-3, designated parking for disabled persons shall be provided for all uses as required by the Americans with Disabilities Act. Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with Disabilities Act and located as close as practical to an accessible entrance to the building. The sign must be placed so that a vehicle parked in that space does not obscure it. The striping specifications for accessible parking spaces shall comply with the Americans with Disabilities Act.

I. Off Street Loading Requirements:

1. Every building or use receiving or distributing materials or merchandise by truck, shall provide and maintain on the same lot as the building or use adequate off-street loading space(s) meeting the minimum requirements of this Section. No loading space(s) shall be considered as meeting any requirements for off street parking.

2. If a building has a total gross floor area of less than 30,000 square feet, 1 loading space is required.

3. If a building has a total gross floor area of 30,000 to 80,000 square feet, 2 loading spaces are required.

J. Location of Loading Spaces:

1. No required off-street loading spaces shall be permitted in any front yard or in any street side yard. All loading spaces shall be screened from view from any road or street. Off-street loading spaces are encouraged to be located in rear yard areas and encouraged to be partially or entirely enclosed within a building. The location of all loading areas shall not interfere with parking lot circulation patterns.

K. Combination of Uses:

1. Where there is a combination of uses on the same lot, the total number of off-street parking spaces provided shall be the sum of the off-street parking requirements for each individual use. The total number of spaces required may be reduced if the City, as part of an application approval, approves a parking study, conducted by a professional traffic engineer licensed in the State of Utah, demonstrating that a reduction in the amount of required off-street parking spaces is appropriate, with shared parking possible by the nature of the uses proposed.

L. Reduction of Off-Street Parking Requirements: Requests to reduce off-street parking requirement(s) or reduce parking space sizes may be granted by the City if the Applicant shows:

1. A unique nature of the specific existing or proposed land use exists, or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated; or

2. A reduced number of off-street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

M. Required Adjoining Lot Connections

1. Interconnections between adjoining parking lots, located on adjoining lots, shall be required as part of an Application approval, as may be necessary and appropriate to promote efficiency,

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convenience, and safety of vehicle movements. Permanent cross-access and maintenance agreements, as may be required by the City, shall be provided, prior to, or concurrently with Application approval.

N. Maintenance of Parking Spaces and Areas:

1. Every parcel of land used as a public or private off-street parking area shall be constructed and maintained in compliance with the following requirements:

a. Surfacing. All off-street parking areas shall adhere to the recommendations of the APWA Utah Manual of Standard Specifications and be permanently maintained to provide a dustless surface. A storm water drainage system shall be provided for all off-street parking areas, as recommended by the City Engineer, and approved by the City. If storm water is to be carried to adjacent streets, adequate detention shall be required to meet City requirements, and it shall be piped under all sidewalks.

b. Landscaping. All off-street parking areas shall be landscaped and permanently and maintained as required by Mona City Code.

SECTION 18: **Enactment.** Section "7-1-4 Right of Way Obstructions" is hereby enacted as follows.

It shall be unlawful for any person owning, occupying, or otherwise controlling real property within Mona City:

A. To fail to maintain any tree, shrubbery, vegetation, or other obstruction located on either private property or within the parkway that impedes or interferes with travel on and off the public streets or sidewalks.

1. For public streets, clearance shall be maintained 14 feet vertically from the back of the curb, or from the edge of the road if curb is not present.

2. On sidewalks, clearance shall be maintained 8 feet vertically on either side of the sidewalk.

B. No item shall obstruct or impede the function or visibility of any street lamp, road sign, or other public utility located within the parkway.

C. It shall be prohibited for items (including, but not limited to, snow, leaves, or ice) to be pushed, thrown or otherwise deposited into or onto public streets or sidewalks.

SECTION 19: **Enactment.** Section "8-4-4 Water Dedication and Transfer Requirements" is hereby enacted as follows.

Prior to final approval of any subdivision or other development activity requiring water service or an increase in water service, from the City, the developer shall dedicate to the City, a sufficient quantity of water necessary to provide and deliver water to each lot and/or dwelling unit, or use, within the new development. If the developer is transferring water to the City, that process must be fully completed with proof of processed change order number prior to final approval or issuance of a certificate of occupancy. No occupancy will be granted until the transfer of water is complete.

SECTION 20: **Amendment.** Section "10-4-1" is hereby amended as follows.

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The intent of this chapter is to accumulate provisions applying to all land and buildings within the incorporated area of the city into one section to avoid unnecessary repetition.

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SECTION 21: **Amendment.** Section "10-4-6" is hereby amended as follows.

A. No obstruction which will obscure the view of automobile drivers or pedestrians shall be placed on any corner lot within a triangular area, defined to be the "clear view area," as provided in the following table and diagrammed below (See also MCC 7-1-4, Right of Way Obstructions):

Design Speed (mph)	Triangle Leg Dimensions
25	40 feet x 40 feet
35	50 feet x 50 feet

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SECTION 22: **Amendment.** Section "10-4-8 Lighting Requirements" is hereby amended as follows.

A. Purpose: Mona City is committed to preserving its small-town charm while promoting responsible outdoor lighting that supports safety, energy savings, and night sky visibility. This ordinance encourages lighting practices that benefit both businesses and the community.

B. Key Goals:

1. Reduce glare and light spilling onto neighboring properties.
2. Improve safety without over-lighting.
3. Conserve Energy.
4. Protect pubic health and comfort.

C. Who This Affects: This lighting ordinance applies to all new or modified exterior lighting on commercial. residential, public, and industrial properties withing Mona City.

D. Exemptions:

1. Seasonal decorations and holiday lighting (permitted temporarily).
2. Lighting for construction sites, emergencies, or public safety.
3. Underwater lighting in pools and fountains.
4. Lighting required by law.
5. Recreational facilities (must still meet 3000K color temperature standard).

E. Key Terms:

1. Fully Shielded Fixture: Lighting that directs light downward with no light escaping above the

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fixture.

2. Kelvin (K): A measure of light color. Lower values (≤3000K) are warm, amber-toned and dark-sky friendly.

3. Lumen: The brightness of a bulb. More lumens = more light.

4. Light Trespass: Unwanted light spilling onto another property.

5. Motion Sensor: Turns lighting on only when movement is detected.

F. Commercial Outdoor Lighting Rules:

1. Color Temperature:

2. lights must be 3000K or lower (warm white).

3. Brightness and Shielding:

a. Fixtures over 1,500 lumens must be fully shielded.

4. Lighting must stay on your property - no light trespass allowed.

5. No uplighting of buildings, signs, or landscaping.

G. Signs:

1. Front-Lit Signs:

2. Must shind downward only from above.

3. Back-Lit Signs:

a. No more than 25% white area, including letters.

b. Must use opaque materials (no clear plastic).

4. Internal lights must be 3000K or less.

5. Neon Signs:

a. Limit to 3 feet of neon.

b. Must turn off within 4-6 hours after sunset.

6. Extended lighting requires City Council approval.

7. Electronic Signs (EMS):

a. Brightness limited to 100 nits after dark.

b. Must stay static for at least 30 seconds.

c. No moving or flashing text.

d. Max screen size 10 ft.

e. Must be spaced 1000 feet apart.

f. No allowed within 1000 feet of residential zones.

8. Malfunctioning signs must turn black until fixed.

H. Parking Lots & Gas Stations:

1. Parking Lots:

a. Max pole height: 16 feet. must be full cutoff.

2. Building-mounted spotlights for parking lots are prohibited.

I. Gas Stations:

1. Lights must be mounted underneath the canopy.

2. Fixtures must be full cutoff, no visible bulbs.

3. No "glow" effect from under canopy edges.

J. Maximum Allowed Light (Per Acre)

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1. Commercial:
    a. 15,000 lumens/acre max.
    b. 5,000 lumens may be unshielded.
2. 10,000 lumens must be shielded.
3. Residential:
    a. 10,000 lumens/acre max.
4. Must follow same shielding/color rules.

K. Public Lighting:

L. Streetlights and public spaces:

1. Must use energy-efficient, low-glare lighting.
2. Max 10,000 lumens/acre.
3. Must be approved through the Planning Zoning process.

M. Prohibited Lighting:

1. Uplighting on structures, vegetation, or signs.
2. Flashing, blinking, or moving lights (except holiday lights).
3. High-intensity sources like searchlights or lasers.
4. Neon signs visible from off the property (unless approved).
5. Floodlights aimed at lots or sales displays from buildings.

N. Lighting Control:

1. Motion sensors and timers are required to avoid all-night operation.
2. Lights mounted above the first floor must be fully shielded.
3. Flags and monuments must be lit from above only unless approved by the Mona City Council.

O. Compliance Timeline & Enforcement:

1. All new construction or major renovations must follow the code.
2. No bonds will be released until lighting is in place.
3. Upgrades or additions over 25% of building value or 50% of area require full lighting compliance.

P. Penalties:

1. 1st Notice: 6 months to fix.
2. 2nd Notice: City Hearing
3. 3rd Notice: Fine up to $750.

HISTORY

Adopted by Ord. 2025-10 on 7/8/2025

SECTION 23: **Amendment.** Chapter "10-6 Tables" is hereby amended as follows.

Chapter 10-6 has been renamed from "Zoning District Uses" to "Tables".

SECTION 24: **Amendment.** Section "10-6-1" is hereby amended as follows.

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Uses designated in the ... a zone are prohibited.

Zones						
Uses	Residential Zone R	Combined Use Zone CU	Commercial/ Industrial Use Zone C-I	~~Public~~**Transitional ~~Facilities~~Holding** Zone ~~P-~~**~~F~~T**	~~Transitional~~ **Freeway ~~Holding~~Interchange** Zone ~~T~~**F-I**	~~Freeway Interchange Zone F-I~~
Accessory ~~apartments~~**dwelling** ~~(Not including a mobile home or manufactured home.)~~**unit**	P	P	X	X	X	~~X~~
Accessory Structure Unoccupied*	P	P	P	~~P~~**X**	~~X~~**P**	~~P~~
Adult/sexually oriented business	X	X	CC	X	X	~~X~~
Agriculture	P	P	P	~~P~~**X**	X	~~X~~
Animal Hospital (Small)	X	P	P	~~P~~**X**	X	~~X~~
Athletic, tennis or Racquet Club	X	X	P	X	X	~~X~~
Auto, truck, recreational vehicle and equipment rental	X	X	P	X	~~X~~**P**	~~P~~

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Row Automotive repair	X	X	P	X	~~X~~P	~~P~~
Row Automotive service and self service	X	X	P	X	~~X~~P	~~P~~
Row Banking or financial service	X	P	P	X	~~X~~P	~~P~~
Row Church, except temporary revival tent or buildings	P	P	P	X	X	~~X~~
Row Cinema, indoor	X	P	P	X	X	~~X~~
Row Civic club, fraternal organization	X	P	P	X	X	~~X~~
Row Convenience goods and service	X	P	P	X	~~X~~P	~~P~~
Row Cultural, civic services	P	P	P	~~P~~X	X	~~X~~
Row Daycare	P	P	P	X	X	~~X~~
Row Dry Cleaning Establishment	X	P	P	X	X	~~X~~

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Row ~~General~~Dwelling, ~~Comparison~~ Single ~~Merchandise sales and service~~Family	~~X~~P	P	~~P~~X	X	X	~~P~~
Row ~~Government~~ General ~~building~~Comparison ~~or~~Merchandise ~~Offices~~sales and service	~~P~~X	P	P	~~P~~X	~~X~~P	~~P~~
Row ~~Healthcare~~Government ~~Center~~building or Offices	~~X~~P	P	P	~~P~~X	~~X~~P	~~P~~
Row ~~Home~~Healthcare ~~Furnishing Sales~~Center	X	P	P	X	~~X~~P	~~P~~
Row ~~Hotel,~~Home ~~Motel~~Furnishing Sales	X	P	P	X	~~X~~P	~~P~~
Row ~~Home~~Hotel, ~~Occupation~~ Motel	~~P~~X	P	P	X	~~X~~P	~~X~~
Row ~~Industry,~~Home ~~light~~Occupation	~~X~~P	~~X~~P	P	X	X	~~X~~

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Row ~~Instructional academy~~Industry, ~~home~~light	~~P~~X	~~P~~X	P	~~P~~X	X	~~X~~
Row ~~Laundromat~~ Instructional academy, home	~~X~~P	P	P	X	X	~~P~~
Row ~~Lumber sales and storage~~Laundromat	X	~~X~~P	P	X	~~X~~P	~~P~~
Row ~~Manufacturing,~~Lumber ~~compounding~~sales ~~processing, fabrication~~ and ~~warehousing of goods and materials~~storage	X	X	P	X	~~X~~P	~~X~~
Row ~~Model~~Manufacturing, ~~home~~compounding ~~sales~~processing, ~~office~~fabrication and warehousing of goods and materials	~~P~~X	~~P~~X	P	X	X	~~X~~

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Row ~~Mortuary,~~Model ~~funeral~~home ~~home~~sales office	~~X~~P	P	P	X	X	~~X~~
Row ~~Office~~Mortuary, ~~business~~funeral ~~or professional~~home	X	P	P	~~P~~X	X	~~X~~
Row ~~Open~~Office, ~~Pit~~business ~~Extraction~~or ~~of Earth Products (See standards)~~professional	X	~~X~~P	P	X	X	~~X~~
Row ~~Parking~~Open lot,~~Pit public~~Extraction ~~or~~of ~~private~~Earth Products (See standards)	X	~~P~~X	P	~~P~~X	X	~~P~~
Row ~~Personal~~Parking ~~services~~lot, public or private	X	P	P	X	~~X~~P	~~P~~
Row ~~Public~~Personal ~~parks and recreation facilities~~services	~~P~~X	P	P	~~P~~X	~~X~~P	~~X~~

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Row Public ~~Service~~**parks and recreation facilities**	~~X~~**P**	P	P	~~P~~**X**	X	~~P~~
Row Public ~~utility station~~**Service**	~~P~~**X**	P	P	~~P~~**X**	~~X~~**P**	~~P~~
Row ~~Repair~~**Public Services**~~utility~~ **utility station**	~~X~~**P**	P	P	X	~~X~~**P**	~~P~~
Row ~~Residential~~**Repair facilities for persons with a disability**~~Services~~	~~P~~**X**	P	P	X	~~X~~**P**	~~X~~
Row Residential ~~facility~~**facilities** for ~~elderly~~**persons** ~~persons~~**with a disability**	P	P	P	X	X	~~X~~
Row ~~Restaurant,~~ **Residential** ~~traditional~~**facility** ~~or~~**for** ~~drive~~**elderly** ~~in~~**persons**	~~X~~**P**	P	P	X	X	~~P~~
Row ~~Schools~~**Restaurant**, ~~public~~**traditional** or ~~private~~**drive in**	~~P~~**X**	P	P	~~P~~**X**	~~X~~**P**	~~X~~

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Row ~~Senior~~Schools, ~~citizen~~public ~~center~~or private	~~X~~P	P	P	~~P~~X	X	~~X~~
Row ~~Shopping~~Senior ~~Center~~citizen center	X	P	P	X	X	~~P~~
Row ~~Single-family~~Shopping ~~dwelling~~Center	~~P~~X	P	P	X	~~X~~P	~~X~~
Row ~~Theater,~~Single-family ~~concert hall~~dwelling	~~X~~P	P	P	X	X	~~P~~
Row ~~Welding~~Theater, ~~auto body repair and maintenance shops~~concert hall	X	~~X~~P	P	X	~~X~~P	~~P~~
Row ~~Wholesale~~Welding, ~~warehouse,~~auto ~~storage~~body repair and maintenance shops	X	X	P	X	~~X~~P	~~P~~

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Row						
~~Zero~~Wholesale, ~~lot~~warehouse, ~~line commercial development~~ storage	X	~~CC~~X	~~CC~~P	X	~~X~~P	~~CC~~
Row						
Zero lot line commercial development	X	CC	CC	X	CC	
Row						
Zoning Districts						
Row						
Development Standards	Residential District R	Combined Use District CU	Commercial/Industrial C-I	Public Facilities P-F	Freeway Interchange Zone F-1	

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SECTION 25: **Amendment.** Section "10-6-2 Land Use Standards Table" is hereby amended as follows.

~~10-6-2 Commercial Water Requirements~~10-6-2 Land Use Standards Table

~~A. Residential Water Requirements: All residential lots and subdivisions shall be required to provide 0.45 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).~~

Row					
Table of Standards for Zoning Districts					

~~B.~~

Row					
Development Standards	Residential District R	Combined Use District CU	Commercial/Industrial (C-1)	Public Facilities (P-F)	Freeway Interchange Zone (F-1)
Row					
Minimum Lot Size	1/2 Acre	1/2 Acre	1/2 Acre+, Dependent on MCC 10-10	N/A	1 acre or 43,560 square feet

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Frontage	75' Feet	75' Feet except for agricultural use	60' Feet+, Dependent on MCC 10-10	50' Feet	N/A, May be recommended by PC in accordance with MCC 10-10
Front Setback	30' Feet	30' Feet	15' Feet	30' Feet	N/A, May be recommended by PC in accordance with MCC 10-10
Rear Setback	30' Feet	30' Feet	15' Feet	20' Feet	15' Feet
Side Setback	10' Feet	10' Feet	10' Feet	20' Feet	
Corner Setback	30' Feet for all sides that front a street		30' Feet for all sides that front a street	30' Feet for all sides that front a street	
Separation of Buildings	10' Feet		Dependent on IBC Building Standards	10' Feet	
Height Requirements	2.5 Stories or 35' FeetMust be taller than 10' Feet		50' Feet	2.5 Stories or 35' Feet	
Drip Line	All runoff from the roof of any building must run off on the owner's property	All runoff from the roof of any building must run off on the owner's property	Grading and Drainage Plan Required		
Number of Dwelling Units Allowed Per Lot	1	1	N/A		Per Planning and Zoning Approval
Accessory Buildings					

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Row					
Front	30' Feet	10' Feet	5' Feet	5' Feet	5' Feet
Row					
Rear	5' Feet	5' Feet	5' Feet	5' Feet	5' Feet
Row					
Side	5' Feet	N/A	5' Feet	5' Feet	5' Feet
Row					
Corner	5' Feet	5' Feet	5' Feet	10' Feet	5' Feet

* ~~The~~Accessory ~~requesting~~buildings ~~subdivisions/residential lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which~~ must ~~be~~have ~~developed from sources not linked to the city's culinary delivery system. Irrigation water must be developed and delivered from~~ a ~~reputable and functioning irrigation company with a governing board that confirms ownership and delivery of water. Water requirements are the responsibility of the developer and must be in place prior to final approval of the subdivision plat, site plan, or issuance of a building~~ permit ~~for~~from ~~any lots.~~

~~C. Commercial Water Requirements: Sufficient culinary and irrigation water rights and/or systems must be provided to each business in this zone. Public or private (irrigation) water sources may be utilized dependent upon delivery means and proximity to public sources. All proposed systems and/or water rights must be approved for adequacy by city staff,~~ the ~~Planning Commission, the~~ City ~~Council, and,~~ if ~~applicable,~~ the ~~Mona Irrigation Company.~~

~~D. All lot owners shall enter into a three-way agreement between the entity responsible for delivering irrigation water, Mona City, and the owner of the land/water, prior to the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.~~building is larger than 400 square feet (400 sq ft).

~~E. Ownership of culinary rights will be deeded to the city prior to final approval of a subdivision, or issuance of a building permit. All water rights must be approved by the state engineer and shall be in compliance with federal, state, county, and city laws and ordinances.~~

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

Amended by Ord. ~~01~~2022-26~~-16~~ on ~~1~~12/~~26~~13/~~2016~~2022

~~(~~Amended by Ord. ~~passed~~2024-2 ~~4-~~on 2/13~~-2021)~~/2024

~~Approved~~Amended by Ord. ~~2022~~2025-~~3~~12 on ~~2~~7/8/~~2022~~2025

Amended by Ord. ~~2026~~2025-~~2~~23 on ~~2~~11/~~10~~18/~~2026~~2025

SECTION 26: **Amendment.** Section "10-6-3 Parking Table" is hereby amended as follows.

~~10-6-3 Residential Water Requirements~~10-6-3 Parking Table

~~A. All lots and subdivisions shall be required to provide 0.45 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).~~Parking Table

~~B. The requesting subdivisions/lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which must be developed from sources not linked to the city's culinary delivery system. Irrigation water must be developed and delivered from a reputable and functioning~~

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~~irrigation company with a governing board that confirms ownership and delivery of the water. Water requirements are the responsibility of the developer and must be in place prior to final plat application approval and the issuance of a building permit for any lots.~~

~~C. All lot owners shall enter into a three-way agreement between the entity responsible for delivering irrigation water, Mona City, and the owner of the land/water, prior to the final plat application approval and the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.~~

~~D. Ownership of culinary rights will be deeded to the city prior to issuance of a building permit. All water rights must be approved by the state engineer and shall be in compliance with federal, state, county, and city laws and ordinances.~~

~~HISTORY~~

Use	Minimum # of Spaces

~~Adopted by Ord. 9-8-15 on 9/8/2015~~

Accessory Dwelling Units	An ADU must provide an additional off-street parking space.

~~(Ord. passed 4-13-2021)~~

Offices	1/300 sq. ft.: 3 minimum

~~Approved by Ord. 2022-4 on 2/8/2022~~

Mixed Use Commercial and Residential	Total of office and residential. May be reduced by up to 25% if commercial use will be significantly reduced after normal business hours.

~~Amended by Ord. 2026-2 on 2/10/2026~~

Assembly Hall	1/4 persons allowed at maximum occupancy.
Church	1/4 permanent seats + 1/40 sq. ft. without permanent seats in the largest seating area.
Stadium, arena, rodeo, etc.	1/4 seats + 1/75 sq. ft. seating area without permanent seats.
Stores, supermarkets, etc.	1/250 sq. ft. sales area
Clinic	1/300 sq. ft.: 3 minimum
Hospital	1/2 beds + 1/doctor and nurse on staff + 2/3 other employees on maximum shift

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Nursing Home/Care Center	1/4 beds + 2/3 employees on maximum shift
Hotel, motel, inn, etc.	1/unit + 2 additional spaces
Mortuary, funeral home	1/250 sq. ft + 1/3 seats
Auto Repair	4/bay
Bowling Alley	5/alley
Billiard Halls	1/table
Golf driving range	1/tee
Golf course	1/2 holes
Library	3/1,000 sq. ft. public area
Restaurant, tavern, eatery, etc.	1/3 seats: 3 spaces minimum
Child care	1/10 children + 2/3 employees on maximum shift + 1 loading space
Skating rink	1/250 sq. ft. useable area
Swimming pool	1/3 persons at maximum occupancy
Recreational facility	1/5 persons at maxiumum occupancy
Tennis, handball, racquetball, etc.	2/court: 5 minimum
Health club, spa, gym, etc.	1/400 sq. feet: 10 spaces minimum
Elementary School	1/classroom + 1/teacher + 2/3 other employees on maximum shift.
Junior and senior high schools	1/4 students + 1/teacher + 2/3 other employees on maximum shift.
College, university, trade school, etc.	5/classroom + 2/3 employees on maximum shift + 1/3 seats in largest auditorium.
Veterinary Hospital	1/300 sq. ft.

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Row Manufacturing plant	Greater of 1/employee for sum of two largest consecutive shifts, plus 1 space per vehicle used in the conduct of business, or 1/600 sq. ft. of floor area.
Row Service commercial (cabinet shop, printing shop, etc.)	3/1,000 sq. ft.
Row Outdoor sales lots	1/2,500 sq. ft.

SECTION 27: **Amendment.** Section "10-6-4 Reserved" is hereby amended as follows.

~~10-6-4 Accessory Dwelling Unit Requirements~~10-6-4 Reserved

~~Mona City zoning regulations as permitted in the land use table in section 10-6-1 allows for an accessory dwelling unit in the Residential-1 (R) and Combined Use (CU) zones, subject to obtaining a building permit, complying with all building, zoning and other applicable regulations as required by the city in order to be occupied. Accessory Dwelling Units (ADU) must follow Utah State Code 10-9a-530. Accessory dwelling units are also subject to building inspections to verify compliance with all applicable regulations. The following standards are required to be met before occupation:~~Reserved

~~A. No more than one accessory dwelling unit shall be permitted on the same lot as a single-family dwelling.~~

~~B. The main dwelling of the ADU must be owner-occupied for at least six months of the calendar year per Utah State Code §10-9a-530-4j.~~

~~C. The accessory dwelling must be constructed within the zoning and setback standards of the zone in which it is located.~~

~~D. An accessory dwelling unit must have a shared wall or attached garage sharing a wall with the main dwelling unit on the lot and may only be located in the following locations:~~

~~1. Over an attached garage and has an internal connection to the garage.~~

~~2. Inside a single-family dwelling~~

~~3. By an addition to the dwelling as long as it does not alter the original character of the single-family dwelling.~~

~~E. Only one front door shall be visible from the front yard. Any new entrance shall be on the side or rear of the home.~~

~~F. There shall be one additional off-street parking space.~~

~~G. The accessory dwelling unit shall not exceed 1,000 square feet.~~

~~HISTORY~~

~~Adopted by Ord. 9-8-15 on 9/8/2015~~

~~(Ord. passed 4-13-2021)~~

~~Amended by Ord. 2022-28 on 12/13/2022~~

~~Amended by Ord. 2023-13 on 8/8/2023~~

~~Amended by Ord. 2025-23 on 11/18/2025~~

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SECTION 28: **Amendment.** Section "10-6-5 Reserved" is hereby amended as follows.

~~10-6-5 Property Development Standards~~10-6-5 Reserved

~~A. Water Systems: Sufficient culinary and irrigation water rights and/or systems must be provided to each new lot created within this zone. Irrigation water must be developed and delivered from a reputable and functioning irrigation company with a governing board that confirms ownership and delivery of the water.~~ Reserved

~~B. Sewer Systems: All development within the city must connect to the public system.~~

~~C. Nonresidential or Mixed Use Developments: All landscaping, parking and other applicable development standards shall apply.~~

~~D. Access: All properties must be accessed from improved public or private roads that comply with all public safety accessibility standards. Private roads may only be approved where documentation of a permanent maintenance and funding plan is provided. Though private roads are not encouraged, they are allowed with City Council approval, whether or not a public road could be constructed with property development constraints.~~

~~E. Development Agreements: Any property owner wanting to develop within this zone must enter into a development agreement with the city prior to final development approvals being granted. Such agreements should address the above development standards and any other criteria deemed appropriate by the property owner or city.~~

~~F. Establishment of Homeowners' Associations: A HOA shall be established for the general maintenance, upkeep and enforcement of those areas held in common or limited common ownership. The following standards must be met in establishing a HOA:~~

~~1. A feasibility study shall be provided to the city which evaluates:~~

~~a. A maintenance plan for all common or limited common areas within the development and areas for which the HOA is responsible.~~

~~b. Estimated annual maintenance costs of common or limited common areas.~~

~~c. Cost of replacing common or limited common structures, facilities, roads, amenities, etc., in a five (5), ten (10), and fifteen (15) year period.~~

~~d. Recommended minimum HOA fees per unit necessary to handle annual maintenance and replacement costs.~~

~~e. Upfront capital necessary for a maintenance fund to be sustained until sixty percent (60%) of the planned units are owner occupied/leased.~~

~~2. The developer shall provide the upfront capital to the HOA, which is necessary for the maintenance fund to be sustained through project development and for a period of at least one year upon completion. This is in addition to any bonding requirements for the development.~~

~~3. If a secondary irrigation system is to be implemented and maintained by a HOA, fees must be collected and managed by the HOA.~~

~~4. The HOA must maintain the common or limited common areas within the planned unit development in accordance with the approved development plan or agreement. Failure to do so will~~

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~~constitute a violation of this section. Furthermore, no deviation by the HOA from the approved development plan can be made without prior approval from the city, including termination of the HOA.~~

~~5. Codes, covenants, and restrictions (CC&Rs) for the development must be approved by the city council to assure compliance with the above standards.~~

~~HISTORY~~

~~Adopted by Ord. 9-8-15 on 9/8/2015~~
~~Amended by Ord. 2018-2 on 2/13/2018~~
~~(Ord. passed 4-13-2021)~~
~~Approved by Ord. 2022-5 on 2/8/2022~~
~~Amended by Ord. 2022-11 on 7/1/2022~~

SECTION 29: **Amendment.** Section "10-6-6 Reserved" is hereby amended as follows.

~~10-6-6 Open Pit Extraction Of Earth Products~~10-6-6 Reserved

~~The City Council shall issue a permit for an open pit, a stockpile, or a waste dump only when all of the following are met:~~Reserved

~~A. The site lies in a zone where such use is a permitted or conditional use.~~

~~B. The applicant has submitted an application for a business license for the proposed use and has paid all applicable fees.~~

~~C. The applicant has presented an accurate site plan that shows the topography, utilities, roads and structures on the site at both the pre-permit stage and the stage after completing the excavation and rehabilitation of the pit.~~

~~1. There shall be no limit as to the area or portion of a lot that may be disturbed and involved in the extraction process as long as the entire disturbed area has been included in the rehabilitation bond required; also there shall be no limit to the time period used to complete the extraction of material.~~

~~2. Exception. Upon finding such is necessary to protect the property values of neighboring property interests or to preserve desirable aesthetics, the City Council may require as part of the bond agreement that the extent of the disturbed area at the site of extraction shall be no larger than seven acres at any one time and/or may require that the extraction process shall cease and the site rehabilitated (whether or not all materials have been obtained) within a specific time period, not to be less than five years. When limited to seven-acre units, the pit, or portions of it, shall be closed, rehabilitated, and approved by the City Engineer as meeting the standards of this chapter before further areas are disturbed.~~

~~D. The standards for rehabilitating the site shall be:~~

~~1. The side walls of a pit or mound shall be smoothed and evenly contoured, and the floor of a pit or top of a mound shall be flattened and leveled.~~

~~2. Mounds of fill shall not remain after rehabilitation of an extraction operation, even if utility poles must be relocated at the operator's expense; mounds may only be permitted in conjunction with a mine waste dump.~~

~~3. No depression which lacks a surface outlet, nor pond or intermittent lake on the floor of the~~

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~~pit, shall exist on the rehabilitated site.~~

~~4. No slope shall be steeper than the critical angle of repose (e.g., 33 degrees for gravel deposits).~~

~~5. All areas shall be covered with a one-inch or thicker layer of topsoil and reseeded with a hardy plant material having a sufficient concentration to screen at least 25% of the exposed surface from view.~~

~~E. When the pit (or mound) and rehabilitation bond are proposed to cover less than the entire area of the lot, the operator shall place clearly identifiable survey markers on the outer boundaries of the bonded area and shall maintain such until the bond is released by the city. The Planning Commission may request an annual on-site investigation and report of the City Engineer to determine whether the terms of the grading plan, rehabilitation plan and bond agreement are being met.~~

~~F. Surface mining shall proceed in an orderly manner from the outer boundaries and lower slopes of the property inward and upward so the property can be rehabilitated in the older areas of the pit while new areas are being opened up.~~

~~G. Dust generated in the extraction and processing of the earth products shall be kept under control by the operator and contained on-site by paving main roads in the pit, wetting extraction areas and loaded trucks, placing berms or landscape screening for protection from the prevailing winds and other suitable measures.~~

~~H. All cuts and fills shall be set back from the property boundary or boundary of the approved extraction site a distance of at least five feet.~~

~~I. The applicant shall present an off-site plan of any local public streets which loaded trucks will use in gaining access to state highways and arterial streets. The pit operator shall be liable for any severe damage his operation causes to such local roads.~~

~~J. The pit and/or extraction operation shall not constitute a nuisance.~~

~~HISTORY~~

~~Adopted by Ord. 9-8-15 on 9/8/2015~~

~~(Ord. passed 4-13-2021)~~

SECTION 30: **Amendment.** Chapter "10-9 Residential (R)" is hereby amended as follows.

Chapter 10-9 has been renamed from "Commercial And Industrial Performance Standards" to "Residential (R)".

SECTION 31: **Amendment.** Section "10-9-1 Residential Water Requirements" is hereby amended as follows.

~~10-9-1 Commercial Performance Standards~~10-9-1 Residential Water Requirements

A. ~~Purpose and Applicability:~~

~~1. This chapter shall apply to~~ All ~~commercial~~lots ~~development within the city,~~ and ~~shall~~subdivisions ~~establish performance and development standards to encourage and facilitate the orderly growth and development of the city. These standards are intended to provide good building and~~

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~~area design and to ensure compliance with the district regulations and other provisions of this title relating to public health, safety and general welfare. The standards set forth within this chapter~~ shall be ~~interpreted~~required to ~~be~~provide ~~the minimum standards within the designated district, unless stated otherwise~~0. ~~Because of the unique requirements of the commercial district, such as no front or side setback requirements, provisions of this chapter regarding landscaping at front and side lots may be waived by the Planning Commission; provided that the intent of this chapter is carried out to the maximum extent possible. These standards do not apply to industrial parks.~~

~~2. To the maximum extent possible, these requirements shall apply to existing commercial developments when either of the following occurs:~~

~~a. The occupied square footage of the main structure is enlarged by more than~~ 45~~%.~~

~~b. The building is remodeled or expanded, and the expansion or remodeling has a valuation of over $100,000 as determined by the Building Inspector.~~

~~B. Lot Size and Frontage:~~

~~1. Lot Size: Each lot will be a minimum of one-half~~ acre ~~but more may be required depending on the nature of the business, except that all off-street~~foot ~~parking~~(AF) ~~and yard requirements shall be accommodated, and as the Planning Commission and City Council may deem necessary.~~

~~2. Frontage on Arterial or Collector Streets: Uses with at least one 100 feet~~ of ~~frontage~~culinary ~~are~~water ~~allowed one access onto an arterial or collector street as designated in the transportation and circulation map of the city. Uses with less than 100 feet of frontage shall not be permitted direct access onto an arterial or collector street. Such uses shall be required to share a common driveway in order to assure one 100 feet of distance between driveways.~~

~~3. Frontage on Minor or Local Streets: Uses with at least 60 feet of frontage are allowed one access onto a minor or local street as designated on the transportation and circulation map. Uses with less than 60 feet of frontage shall not be permitted direct access onto a minor or local street. Such uses shall be required to share a common driveway in order to assure 70 feet between driveways.~~

~~C. Building Location:~~

~~1. Distance to Road or Driveway: No building, with the exception of any portion that contains a drive-up window or counter, shall be closer than fifteen feet from any private road or driveway.~~

~~2. Front Property Line: The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases.~~

~~3. Building Height: The maximum height for any commercial building shall be 50 feet measured from the natural grade level. Plans for all structures that are intended to be higher than 35 feet shall be reviewed by the Planning Commission. The Planning Commission shall deliver its recommendation to the legislative body for approval or disapproval.~~for indoor use per equivalent residential connection (ERC).

~~D. Landscaping: a landscaping design for the site shall be reviewed and approved by the Planning Commission at site plan review. A permanent sprinkling system shall be installed in all required landscaping, except for approved dry landscaping areas.~~B. The requesting subdivisions/lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which must be developed from

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sources not linked to the city's culinary delivery system. Irrigation water must be developed and delivered from a reputable and functioning irrigation company

~~1. Trash Containment: Storage areas containing garbage or rubbish (including recycling) containers (dumpsters) shall be screened with landscaping or opaque fencing. Each wall or fence shall be at least equal in height to the containers or dumpsters to be screened and shall be sufficient to screen such facilities from a public street or neighboring lot. No outdoor trash container storage shall be located within 30 feet of any residential use, and no such storage shall be permitted in a required front yard from the street to the building line.~~with a governing board that confirms ownership and delivery of the water. Water requirements

~~2. Lighting: Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any property, provided they~~ are ~~equipped with proper lenses or other devices concentrating~~ the ~~illumination~~responsibility ~~upon the building, landscaping, signs, and parking and loading areas and preventing any bright, direct illumination upon adjacent property or any public right-~~of~~-way. No unshielded white lights, reflectors, spotlights, strobe lights, flashing lights (message centers may be excluded from this prohibition), or searchlights shall be so located that they are shining toward or are directly visible from frequently traveled public rights-of-way. (see MCC 10-9-3 for further lighting standards)~~

~~E. Parking Lots and Loading:~~

~~1. General: There shall be provided at~~ the ~~time~~developer ~~of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress~~ and ~~egress~~must ~~by standard size automobiles in accordance with the requirements herein.~~

~~2. Parking Space Size: A parking lot shall provide a logical balance of spaces to accommodate vehicles of various sizes.~~

~~3. Parking Areas, Development and Maintenance: Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment or other open air sales lot, shall~~ be ~~developed and maintained~~ in ~~accordance~~place ~~with~~prior ~~the following requirements:~~

~~a. Curb and Gutter: The perimeter of the paved surface shall be finished with concrete (or other approved material) curb and gutter (minimum of a four-inch back and six inches high).~~

~~b. Surfacing: Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.~~to final plat application approval and

~~e. Lighting: Lighting used to illuminate an off-street parking area shall be so arranged as to reflect~~ the ~~light~~issuance ~~away from adjoining residential premises or frequently traveled public rights-~~of~~-way. (See MCC 10-9-3 for further lighting requirements)~~

~~4. Loading Areas:~~

a~~.~~ ~~For every~~ building ~~or~~permit ~~part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use to or from which~~

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~~delivery of materials or merchandise is regularly made by motor vehicles, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space, plus one~~ for ~~each additional 20,000 square feet, or major fraction thereof. Each loading area shall be not less than 14 feet in width, 25 feet in length, and 15 feet in height.~~

~~b. The loading area shall not occur forward of the building setback line on~~ any ~~street frontage.~~

~~F. Driveways and Curb Openings:~~

~~1. One-way driveways shall be not less than 12 feet nor more than 32 feet in width, except that no two complementary one-way driveways may total more than 40 feet in width. Two-way driveways shall be not less than 25 feet nor more than 32 feet in width, except as noted in subsection F.5. of this section. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening.~~

~~2. Driveways shall be located a minimum of five feet from the side property line, measured from the nearest end transition point. This does not apply to side property lines abutting public rights-of-way.~~

~~3. Driveways shall have a minimum end transition (curb radius) of ten feet and a maximum of 30 feet. There shall be at least 22 feet of full height curb between the end transition point (point of curvature of the curb lines) of any two driveways, except as noted in subsections F.4. and F.6. of this section.~~

~~4. Where the common driveway is of the split, one-way directional type, there shall be at least five feet between the end transition points of the two driveways.~~

~~5. Wherever a common driveway is constructed serving two or more properties, the common curb opening shall have a maximum width of 36 feet.~~

~~6. Where the adjacent public right-of-way road width is less than 80 feet, no curb opening for a driveway shall be wider than 30 feet, except as noted in subsection F.5. of this section.~~

~~7. Where the adjacent public right-of-way road width is 80 feet or more, no curb opening for a driveway shall be wider than 36 feet, except as noted in subsection F.5. of this section.~~

~~8. The total width of all curb openings shall not exceed 40% of the frontage. For corner~~ lots~~, the total width of curb openings shall not exceed 30% of the combined frontages~~.

~~9. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:~~

~~a. Forty feet if the intersection is signalized; and~~

~~b. Forty feet if the intersecting street right-of-way is greater than 70 feet; and~~

~~c. Thirty feet if the intersecting street right-of-way is 70 feet or less.~~

~~10. Where the construction of more than one curb opening is required, a concrete safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage or parking of vehicles.~~

~~11. No curb opening will be approved which contemplates vehicle encroachment on any portion of the street right-of-way for loading, standing or unloading.~~

~~12. Curb openings must serve only those off-street parking spaces or loading zones that conform to city standards.~~

~~13. Curb openings shall be entirely within the extension of the side property lines extended~~

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~~perpendicular to the street centerline.~~

~~14. Curb openings and driveways shall be paved and shall provide adequate drainage.~~

~~15. Curbs for driveway approaches shall be of the radius type and be provided with wheelchair ramps.~~

~~16. Any unused or abandoned curb openings, or portion thereof, shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the city shall proceed to do such work, and all expenditures so incurred shall be charged against the owner or agent.~~

~~17. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.~~

~~18. The maximum and suggested width of a driveway through the perimeter landscaped strip to a service station shall be 40 feet for two-way vehicular movement, and 15 feet for one-way vehicular movement. No more than one two-way accessway shall be permitted for any street frontage up to 100 linear feet, and no more than two one-way accessways shall be permitted for any street frontage. For frontages of more than 100 linear feet, two two-way accesses, each a maximum and required width of 24 feet, are permissible, but shall not be built on the same frontage as any other driveway. These standards are to be applicable to any one ownership. In no case shall the end transition point of an accessway be closer than 25 feet to the corner property line. No object shall be so situated as to interfere with the required sight distance of intersections as set forth in the AASHTO specifications.~~

~~19. Driveway widths along roads controlled by the Utah Department of Transportation (UDOT) shall require a UDOT permit and shall comply with UDOT requirements.~~

~~G. Outside Storage: Outside storage shall be completely screened, by landscaping or opaque fencing, from view from any public street or abutting properties. This does not apply to representative displays of materials for sale but does apply to general inventories, miscellaneous merchandise, stockpiles, etc.~~C. All lot owners shall enter into a three-way agreement between the entity responsible for delivering irrigation water, Mona City, and the owner of the land/water, prior to the final plat application approval and the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.

~~H. Grading and Drainage Plan: A grading and drainage plan, including primary on-site drainage water containment such as a sump, shall be submitted to the Planning Commission with the application. Primary on-site containment shall accommodate a 25-year rainstorm of one-hour duration.~~D. Ownership of culinary rights will be deeded to the city prior to issuance of a building permit. All water rights must be approved by the state engineer and shall be in compliance with federal, state, county, and city laws and ordinances.

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

~~Amended~~(Ord. passed 4-13-2021)

Approved by Ord. 2022-~~6~~4 on ~~4~~2/~~26~~8/2022

A. Amended by Ord. 2026-2 on 2/10/2026

SECTION 32: **Amendment.** Section "10-9-2 Reserved" is hereby amended as follows.

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~~10-9-2 Industrial Performance Standards~~10-9-2 Reserved

~~A. Purpose: The following performance standards are intended to ensure that all industries will provide necessary modern control methods to protect the city from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.~~Reserved

~~B. Landscaping: A landscaping design for the site shall be reviewed and approved by the Planning Commission at site plan review. A permanent sprinkling system shall be installed in all required landscaping, except for approved dry landscaping areas.~~

~~C. Parking Lots and Loading:~~

~~1. General: There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard size automobiles in accordance with the requirements herein.~~

~~2. Parking Space Size: A parking lot shall provide a logical balance of spaces to accommodate vehicles of various sizes.~~

~~3. Parking Areas, Development and Maintenance: Every parcel of land used as a public or private parking area shall be developed and maintained in accordance with the following requirements:~~

~~a. Curb and Gutter: The perimeter of the paved surface shall be finished with concrete (or other approved material) curb and gutter (minimum of a four-inch back and six inches high).~~

~~b. Surfacing: Every parcel of land used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.~~

~~c. Lighting: Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from public rights-of-way.~~

~~D. General Requirements: No land or building devoted to uses authorized by this chapter shall be used or occupied in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazards; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness or glare; electrical or other disturbance; liquid or solid refuse or water; or other substance, condition or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements."~~

~~1. State Agency Notification: The administrator shall confirm that the state department of environmental quality is informed of all applicants for uses authorized by this chapter.~~

~~2. Performance Standards Review: In addition to meeting other application requirements, applicants seeking approval for a light or medium industrial use shall include in the application a description of the proposed machinery, products and processes to be located at the development. If, in its opinion, the proposed use may cause the emission of dangerous or objectionable elements, the Planning~~

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~~Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in this chapter. Such consultants shall report as promptly as possible. A copy of such a report shall be promptly furnished to the applicant. The cost of such an expert report shall be borne by the applicant.~~

~~3. Ruling by Planning Commission: Within 30 days after the Planning Commission has received the application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may require a modification of the proposed plans, construction specifications, device or operation, and shall inform the Building Inspector.~~

~~4. Continued Compliance: Any use so authorized shall not relieve the applicant of the responsibility of meeting such standards when the plant is in operation, and, in case of a failure to perform in accordance with the standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant. These standards shall be established as conditions for approval of the proposed development.~~

~~5. Continued Enforcement: The administrator shall investigate any purported violation of performance standards and, if necessary for such investigation, may request that the Planning Commission employ qualified experts. If, after public hearing and due notice, the legislative body finds that a violation has existed or does exist, it shall order the administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be shut down. Should the violation of performance standards threaten the public health, convenience or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which caused the violation. The services of any qualified experts employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise it shall be paid by the city.~~

~~6. Locations Where Determinations are to be Made for Enforcement of Performance Standards: The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, that the measurements having to do with noise, vibration, odors or glare shall be taken at the lot line of the establishment or use.~~

~~E. Dangerous and Objectionable Elements:~~

~~1. Noise: No use shall emit or cause the emission of sound from a stationary source such that the one hour equivalent sound level (Leq) of resultant sound measurement at the lot line of the establishment or use exceeds by six dBA or more the one hour equivalent sound level (Leq) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108, highway traffic noise prediction model, or by other techniques at least as accurate as those set out in FHWA-RD-77-108. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 type 1, and the measurement procedure shall be compatible with that according to ANSI S1.13-1971, with the following adjustments:~~

~~a. Adjustment for temporal and tonal characteristics of sound: If the sound has a pronounced audible tonal quality such as a whine, screech, buzz or hum, or if the sound has an audible cyclic variation in sound level such as beating or other amplitude modulation, five dBA shall be added to~~

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~~the measured sound level to allow for increased subjective response to the sound.~~

~~b. Quasi-steady Impulsive Sound: Where the sound is of a repetitive impulse nature so that a steady reading is obtained using the "slow response" setting on the sound level meter, then ten dBA shall be added to the measured value to allow for the increased subjective response to the sound. An adjustment may be made under only one of subsections E.1.a. and E.1.b. of this section. In a case where both subsections apply, then this subsection takes precedence.~~

~~2. Vibration: No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the property line of the industrial use.~~

~~3. Odors: No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.~~

~~4. Glare: No direct or sky reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the property line of the industrial use. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provisions of this title.~~

~~5. Fire and Explosion Hazards: All activities involving, and all storage of, flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires is prohibited at any point.~~

~~6. Air Pollution: No particulate or gaseous pollutants shall be emitted into the air in violation of the state air conservation act, its amendments, or resulting regulations.~~

~~7. Liquid or Solid Wastes: No discharge at any point into a public sewer, private sewage system or stream, or into the ground, shall be allowed contrary to the state water pollution control act, its amendments, the subsequent wastewater disposal regulations, or the code of solid waste disposal regulations.~~

~~HISTORY~~

~~Adopted by Ord. 9-8-15 on 9/8/2015~~

SECTION 33: **Amendment.** Section "10-9-3 Reserved" is hereby amended as follows.

~~10-9-3 Lighting Standards~~10-9-3 Reserved

~~A. Purpose: Mona City is committed to preserving its small-town charm while promoting responsible outdoor lighting that supports safety, energy savings, and night sky visibility. This ordinance encourages lighting practices that benefit both businesses and the community.~~Reserved

~~B. Key Goals:~~

~~1. Reduce glare and light spilling onto neighboring properties.~~

~~2. Improve safety without over-lighting.~~

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3. Conserve Energy.

4. Protect pubic health and comfort.

C. Who This Affects: This lighting ordinance applies to all new or modified exterior lighting on commercial. residential, public, and industrial properties withing Mona City.

D. Exemptions:

1. Seasonal decorations and holiday lighting (permitted temporarily).

2. Lighting for construction sites, emergencies, or public safety.

3. Underwater lighting in pools and fountains.

4. Lighting required by law.

5. Recreational facilities (must still meet 3000K color temperature standard).

E. Key Terms:

1. Fully Shielded Fixture: Lighting that directs light downward with no light escaping above the fixture.

2. Kelvin (K): A measure of light color. Lower values (≤3000K) are warm, amber-toned and dark-sky friendly.

3. Lumen: The brightness of a bulb. More lumens = more light.

4. Light Trespass: Unwanted light spilling onto another property.

5. Motion Sensor: Turns lighting on only when movement is detected.

F. Commercial Outdoor Lighting Rules:

1. Color Temperature:

a. lights must be 3000K or lower (warm white).

2. Brightness and Shielding:

a. Fixtures over 1,500 lumens must be fully shielded.

b. Lighting must stay on your property - no light trespass allowed.

3. No uplighting of buildings, signs, or landscaping.

G. Signs:

1. Front-Lit Signs:

a. Must shind downward only from above.

2. Back-Lit Signs:

a. No more than 25% white area, including letters.

b. Must use opaque materials (no clear plastic).

c. Internal lights must be 3000K or less.

3. Neon Signs:

a. Limit to 3 feet of neon.

b. Must turn off within 4-6 hours after sunset.

c. Extended lighting requires City Council approval.

4. Electronic Signs (EMS):

a. Brightness limited to 100 nits after dark.

b. Must stay static for at least 30 seconds.

c. No moving or flashing text.

d. Max screen size 10 ft.

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e. Must be spaced 1000 feet apart.

f. No allowed within 1000 feet of residential zones.

g. Malfunctioning signs must turn black until fixed.

H. Parking Lots & Gas Stations:

1. Parking Lots:

a. Max pole height: 16 feet, must be full cutoff.

b. Building-mounted spotlights for parking lots are prohibited.

I. Gas Stations:

a. Lights must be mounted underneath the canopy.

b. Fixtures must be full cutoff, no visible bulbs.

c. No "glow" effect from under canopy edges.

J. Maximum Allowed Light (Per Acre)

1. Commercial:

a. 15,000 lumens/acre max.

b. 5,000 lumens may be unshielded.

c. 10,000 lumens must be shielded.

2. Residential:

a. 10,000 lumens/acre max.

b. Must follow same shielding/color rules.

K. Public Lighting:

L. Streetlights and public spaces:

a. Must use energy-efficient, low-glare lighting.

b. Max 10,000 lumens/acre.

c. Must be approved through the Planning Zoning process.

M. Prohibited Lighting:

1. Uplighting on structures, vegetation, or signs.

2. Flashing, blinking, or moving lights (except holiday lights).

3. High-intensity sources like searchlights or lasers.

4. Neon signs visible from off the property (unless approved).

5. Floodlights aimed at lots or sales displays from buildings.

N. Lighting Control:

1. Motion sensors and timers are required to avoid all-night operation.

2. Lights mounted above the first floor must be fully shielded.

3. Flags and monuments must be lit from above only unless approved by the Mona City Council.

O. Compliance Timeline & Enforcement:

1. All new construction or major renovations must follow the code.

2. Upgrades or additions over 25% of building value or 50% of area require full lighting compliance.

P. Penalties:

1. 1st Notice: 6 months to fix.

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~~2. 2nd Notice: City Hearing~~

~~3. 3rd Notice: Fine up to $750.~~

~~HISTORY~~

~~Adopted by Ord. 2025-10 on 7/8/2025~~

SECTION 34: **Amendment.** Chapter "10-10 Commercial/Industrial (C-1)" is hereby amended as follows.

Chapter 10-10 has been renamed from "Nonconforming Uses An Noncomplying Structures" to "Commercial/Industrial (C-1)".

SECTION 35: **Amendment.** Section "10-10-1 Commercial/Industrial Standards" is hereby amended as follows.

~~10-10-1 Intent~~10-10-1 Commercial/Industrial Standards

~~The~~ A. ~~intent~~Purpose ~~of~~and Applicability:

~~This chapter is to control and gradually eliminate those uses of land or buildings which, although legal at the time of their establishment, do not now conform to the use regulations of the zone district within which they are situated. Such uses shall be deemed nonconforming uses and noncomplying structures. Likewise, it is intended to control and gradually eliminate buildings which, although legal at the time of their erection, do not now conform to the height, bulk and location regulations of the zone district within which they are situated.~~ 1. This chapter shall apply to all new commercial/industrial development within the city, as well as modifications to existing commercial/industrial development, and shall establish performance and development standards to encourage and facilitate the orderly growth and development of the city. These standards are intended to provide good building and area design and to ensure compliance with the district regulations and other provisions of this title relating to public health, safety and general welfare. The standards set forth within this chapter shall be interpreted to be the minimum standards within the designated district, unless stated otherwise. Provisions of this chapter may be waived by the Planning Commission; provided that the intent of this chapter is carried out to the maximum extent possible.

B. Lot Size and Frontage:

1. Lot Size: Each lot will be a minimum of one-half acre but more may be required depending on the nature of the business, except that all off-street parking and yard requirements shall be accommodated, and as the Planning Commission and City Council may deem necessary.

2. Frontage on Arterial or Collector Streets: Uses with at least one 100 feet of frontage are allowed one access onto an arterial or collector street as designated in the transportation and circulation map of the city. Uses with less than 100 feet of frontage shall not be permitted direct access onto an arterial or collector street. Such uses shall be required to share a common driveway in order to assure one 100 feet of distance between driveways.

3. Frontage on Minor or Local Streets: Uses with at least 60 feet of frontage are allowed one

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access onto a minor or local street as designated on the transportation and circulation map. Uses with less than 60 feet of frontage shall not be permitted direct access onto a minor or local street. Such uses shall be required to share a common driveway in order to assure 70 feet between driveways.

C. Building Location:

1. Distance to Road or Driveway: No building, with the exception of any portion that contains a drive-up window or counter, shall be closer than fifteen feet from any private road or driveway.

2. Front Property Line: The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases.

3. Building Height: The maximum height for any commercial building shall be 50 feet measured from the natural grade level.

D. Landscaping: A landscaping design for the site shall be reviewed and approved by the Planning Commission at site plan review. A permanent sprinkling system shall be installed in all required landscaping, except for approved dry landscaping areas.

1. Irrigation: A permanent sprinkling system shall be installed in all required landscaping, except for approved dry landscaping areas.

2. Trash Containment: Storage areas containing garbage or rubbish (including recycling) containers (dumpsters) shall be screened with landscaping or opaque fencing. Each wall or fence shall be at least equal in height to the containers or dumpsters to be screened and shall be sufficient to screen such facilities from a public street or neighboring lot. No outdoor trash container storage shall be located within 30 feet of any residential use, and no such storage shall be permitted in a required front yard from the street to the building line.

3. Lighting: Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any property, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, and parking and loading areas and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded white lights, reflectors, spotlights, strobe lights, flashing lights (message centers may be excluded from this prohibition), or searchlights shall be ~~deemed~~so located that they are shining toward or are directly visible from frequently traveled public rights-of-way. (see MCC 10-4-8 for further lighting standards)

4. Fencing Requirements: Adjoining Residential Zone: Where a commercial development adjoins any residential 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 City, adequately protects the adjoining residential property and is properly maintained.

E. Parking Lots and Loading:

1. General: There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard size automobiles in accordance with the requirements herein.

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2. Parking Space Size: A parking lot shall provide a logical balance of spaces to accommodate vehicles of various sizes.

3. Parking Areas, Development and Maintenance: Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment or other open air sales lot, shall be ~~noncomplying~~developed ~~structures~~and maintained in accordance with the following requirements:

a. Curb and Gutter: The perimeter of the paved surface shall be finished with concrete (or other approved material) curb and gutter (minimum of a four-inch back and six inches high).

b. Surfacing: Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

c. Lighting: Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining residential premises or frequently traveled public rights-of-way. (See MCC 10-4-8 for further lighting requirements)

4. Loading Areas:

a. For every building or part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use to or from which delivery of materials or merchandise is regularly made by motor vehicles, there shall be provided and maintained, on the same lot with such building, at least one off street loading space, plus one for each additional 20,000 square feet, or major fraction thereof. Each loading area shall be not less than 14 feet in width, 25 feet in length, and 15 feet in height.

5. The loading area shall not occur forward of the building setback line on any street frontage.

F. Driveways and Curb Openings:

1. One-way driveways shall be not less than 12 feet nor more than 32 feet in width, except that no two complementary one-way driveways may total more than 40 feet in width. Two-way driveways shall be not less than 25 feet nor more than 32 feet in width, except as noted in subsection F.5. of this section. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening.

2. Driveways shall be located a minimum of five feet from the side property line, measured from the nearest end transition point. This does not apply to side property lines abutting public rights-of-way.

3. Driveways shall have a minimum end transition (curb radius) of ten feet and a maximum of 40 feet. There shall be at least 22 feet of full height curb between the end transition point (point of curvature of the curb lines) of any two driveways, except as noted in subsections F.4. and F.6. of this section.

4. Where the common driveway is of the split, one-way directional type, there shall be at least five feet between the end transition points of the two driveways.

5. Wherever a common driveway is constructed serving two or more properties, the common curb opening shall have a maximum width of 36 feet.

6. Where the adjacent public right-of-way road width is less than 80 feet, no curb opening for a driveway shall be wider than 40 feet, except as noted in subsection F.5. of this section.

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7. Where the adjacent public right-of-way road width is 80 feet or more, no curb opening for a driveway shall be wider than 36 feet, except as noted in subsection F.5. of this section.

8. The total width of all curb openings shall not exceed 40% of the frontage. For corner lots, the total width of curb openings shall not exceed 30% of the combined frontages.

9. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:

a. Forty feet if the intersection is signalized; and

b. Forty feet if the intersecting street right-of-way is greater than 70 feet; and

10. Thirty feet if the intersecting street right-of-way is 70 feet or less.

11. Where the construction of more than one curb opening is required, a concrete safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage or parking of vehicles.

12. No curb opening will be approved which contemplates vehicle encroachment on any portion of the street right-of-way for loading, standing or unloading.

13. Curb openings must serve only those off-street parking spaces or loading zones that conform to city standards.

14. Curb openings shall be entirely within the extension of the side property lines extended perpendicular to the street centerline.

15. Curb openings and driveways shall be paved and shall provide adequate drainage.

16. Curbs for driveway approaches shall be of the radius type and be provided with wheelchair ramps.

17. Any unused or abandoned curb openings, or portion thereof, shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the city shall proceed to do such work, and all expenditures so incurred shall be charged against the owner or agent.

18. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.

19. The maximum and suggested width of a driveway through the perimeter landscaped strip to a service station shall be 40 feet for two-way vehicular movement, and 15 feet for one-way vehicular movement. No more than one two-way accessway shall be permitted for any street frontage up to 100 linear feet, and no more than two one-way accessways shall be permitted for any street frontage. For frontages of more than 100 linear feet, two two-way accesses, each a maximum and required width of 24 feet, are permissible, but shall not be built on the same frontage as any other driveway. These standards are to be applicable to any one ownership. In no case shall the end transition point of an accessway be closer than 25 feet to the corner property line. No object shall be so situated as to interfere with the required sight distance of intersections as set forth in the AASHTO specifications.

20. Driveway widths along roads controlled by the Utah Department of Transportation (UDOT) shall require a UDOT permit and shall comply with UDOT requirements.

G. Outside Storage: Outside storage shall be completely screened, by landscaping or opaque fencing, from view from any public street or abutting properties. This does not apply to representative displays of materials for sale but does apply to general inventories, miscellaneous merchandise, stockpiles, etc.

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H. Grading and Drainage Plan: A grading and drainage plan, including primary on-site drainage water containment such as a sump, shall be submitted to the Planning Commission with the application. Primary on-site containment shall accommodate a 25-year rainstorm of one-hour duration.

I. Trash and Combustible Materials: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.

J. Geotechnical Report: Provide a geotechnical report for the site plan development that meets best industry standards.

K. Traffic Impact Study: The applicant shall submit a traffic impact study performed by a professional engineer licensed in the State of Utah which complies with UDOT traffic Impact Study Guidelines, unless waived by the City Engineer. The level of the study shall be specified by the City Engineer.

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

Amended by Ord. 2022-6 on 4/26/2022

SECTION 36: **Amendment.** Section "10-10-2 Commercial/Industrial Hazards and Nuisances" is hereby amended as follows.

~~10-10-2 Continuing Existing Uses And Affidavit~~10-10-2 Commercial/Industrial Hazards and Nuisances

~~A. Continuance Permitted: Except specified, any use, building or structure, lawfully existing at the time of the enactment hereof~~ A. Purpose: The following performance standards are intended to ensure that all industries will provide necessary modern control methods to protect the city from hazards and nuisances; to set objective, quantitative standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

~~or subsequent amendment thereto, may be continued even though such use, building, sign or structure does not conform with the provisions~~ 1. General Requirements: No land or building devoted to uses authorized by this chapter shall be used or occupied in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazards; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness or glare; electrical or other disturbance; liquid or solid refuse or water; or other substance, condition or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements."

a. State Agency Notification: The administrator shall confirm that the state department of environmental quality is informed of all applicants for uses authorized by this ~~title~~chapter.

~~or the zone district in which it is located. Except as otherwise provided by law, nothing in this title shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.~~ b. Performance Standards Review: In addition to meeting

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other application requirements, applicants seeking approval for a light or medium industrial use shall include in the application a description of the proposed machinery, products and processes to be located at the development. If, in its opinion, the proposed use may cause the emission of dangerous or objectionable

~~B. Affidavit: Following the effective date, or any amendment thereto, by which a use, structure or sign becomes nonconforming, the owner of a land use, structure or sign, may register such nonconforming use, structure or sign, by filing with the administrator an affidavit setting forth the time that said use, structure or sign came into existence, the size of the structure or sign, and the size and extent of the nonconforming use existing on the effective date hereof, or applicable amendment. the~~ elements, the Planning Commission may refer the application for investigation and report to one or more expert consultants qualified to advise as to whether a proposed use will conform to the applicable performance standards specified in this chapter. Such consultants shall report as promptly as possible. A copy of such a report shall be promptly furnished to the applicant. The cost of such an expert report shall be borne by the applicant.

c. Ruling by Planning Commission: Within 30 days after the Planning Commission has received the application or report, if a report was required, or within such period as agreed to by the applicant, the Commission shall determine whether reasonable measures are being employed to assure compliance with the applicable performance standards. On such basis, the Commission may require a modification of the proposed plans, construction specifications, device or operation, and shall inform the Building Inspector.

d. Continued Compliance: Any use so authorized shall not relieve the applicant of the responsibility of meeting such standards when the plant is in operation, and, in case of a failure to perform in accordance with the standards, whatever additional devices or modifications in process shall be necessary to achieve full compliance with the standards shall be the sole responsibility of the applicant. These standards shall be established as conditions for approval of the proposed development.

e. Continued Enforcement: The administrator shall ~~preserve~~investigate any purported violation of performance standards and, if necessary for such investigation, may request that the ~~affidavit~~Planning Commission employ qualified experts. If, after public hearing and ~~on~~due notice, the ~~basis~~legislative body finds that a violation has existed or does exist, it shall order the administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be shut down. Should the violation of performance standards threaten the public health, convenience or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which caused the violation. The services of any qualified experts employed by the Planning Commission to advise in establishing a violation, shall be paid by the violator if said violation is established, otherwise it shall be paid by the city.

f. Locations Where Determinations are to be Made for Enforcement of Performance Standards: The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, that the measurements having to do with noise, vibration, odors or glare shall be taken at the lot line of the establishment or use.

2. Dangerous and Objectionable Elements:

a. Noise: No use shall emit or cause the emission of sound from a stationary source such

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that the one hour equivalent sound level (Leq) of resultant sound measurement at the lot line of the establishment or use exceeds by six dBA or more the one hour equivalent sound level (Leq) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108, highway traffic noise prediction model, or by other techniques at least as accurate as those set out in FHWA-RD-77-108. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 type 1, and the measurement procedure shall be compatible with that according to ANSI S1.13-1971, with the following adjustments:

(1) Adjustment for temporal and tonal characteristics of sound: If the sound has a pronounced audible tonal quality such as a whine, screech, buzz or hum, or if the sound has an ~~approved~~audible ~~affidavit~~cyclic ~~issue~~variation in sound level such as beating or other amplitude modulation, five dBA shall be added to the measured sound level to allow for increased subjective response to the sound.

(2) Quasi-steady Impulsive Sound: Where the sound is of a ~~certificate~~repetitive impulse nature so that a steady reading is obtained using the "slow response" setting on the sound level meter, then ten dBA shall be added to the measured value to allow for the increased subjective response to the sound. An adjustment may be made under only one of ~~occupancy~~subsections E.1.a. and E.1.b. of this section. In a case where both subsections apply, then this subsection takes precedence.

b. Vibration: No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the property line of the industrial use.

c. Odors: No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air or at the point of greatest concentration. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

d. Glare: No direct or sky reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the property line of the industrial use. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provisions of this title.

e. Fire and Explosion Hazards: All activities involving, and all storage of, flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires is prohibited at any point.

f. Air Pollution: No particulate or gaseous pollutants shall be emitted into the air in violation of the state air conservation act, its amendments, or resulting regulations.

g. Liquid or Solid Wastes: No discharge at any point into a public sewer, private sewage system or stream, or into the ground, shall be allowed contrary to the state water pollution control act, its amendments, the subsequent wastewater disposal regulations, or the code of solid waste disposal regulations.

HISTORY

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SECTION 37: **Amendment.** Section "10-10-3 Commercial/Industrial Water Requirements" is hereby amended as follows.

A. Commercial Water Requirements: Sufficient culinary and irrigation water rights and/or systems must be provided to each business in this zone. Public or private (irrigation) water sources may be utilized dependent upon delivery means and proximity to public sources. All proposed systems and/or water rights must be approved for adequacy by City staff, the Planning Commission, the City Council, and, if applicable, the Mona Irrigation Company.

B. Water systems must follow R309-510 administered by the Utah Department of Environmental Quality (DEQ).

C. All lot owners shall enter into a three-way agreement between the entity responsible for delivering irrigation water, Mona City, and the owner of the land/water, prior to the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.

D. Ownership of culinary rights will be deeded to the city prior to final approval of a subdivision, or issuance of a building permit. All water rights must be approved by the state engineer and shall be in compliance with federal, state, county, and city laws and ordinances.

HISTORY
Adopted by Ord. 9-8-15 on 9/8/2015
Amended by Ord. 01-26-16 on 1/26/2016
(Ord. passed 4-13-2021)
Approved by Ord. 2022-3 on 2/8/2022
Amended by Ord. 2026-2 on 2/10/2026

SECTION 38: **Amendment.** Section "10-10-4 Commercial/Industrial Application Review" is hereby amended as follows.

A. Application Required: All requests to establish, construct, alter, enlarge, repair, expand, change the use of, or remove any commercial or industrial building, structure, site improvement, or use within the City shall be initiated by the submission of a combined Land Use Application/Building Permit Application, as applicable, using forms provided by the City (Appendix A). If constructed in phases, each phase must submit a new application.

1. The application shall identify the scope of the proposed work, which may include one or more of the following:

a. Site development.

b. Construction of a new building or structure.

c. Tenant improvements, interior remodels, or exterior modifications.

d. A combination of the above.

B. B. Review Process: Commercial and industrial applications shall be reviewed in the following order:

1. Development Review Committee (DRC): Reviews the application with the applicant,

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identifies applicable requirements, coordinates comments from reviewing departments and agencies, and identifies any revisions needed before formal review. The DRC serves in an advisory capacity and does not approve or deny applications.

2. Planning Commission: Reviews the application for compliance with applicable City ordinances, state law, zoning regulations, and land use requirements.

3. Fire Marshal: Reviews the application for compliance with applicable fire and life safety codes.

4. City Building Official: Reviews the application for compliance with adopted building codes and other applicable construction requirements.

5. Permit Issuance: Upon completion of all required reviews and approvals, the applicant shall be notified. All applicable fees established by the City's Master Fee Schedule shall be paid before a building permit is issued. No construction shall commence until all required permits have been issued and all applicable fees have been paid.

C. Review Sequence and Timelines:

1. The application review process shall not begin until a completed application is submitted and all applicable fees are paid. The City may request the applicant submit additional information to complete the application prior to starting the review process.

2. Applications shall be reviewed in the following order:

a. Development Review Committee (DRC)

b. Planning Commission

c. Fire Marshal

d. City Building Official

3. Each reviewing entity shall complete its review and provide written comments within 15 business days after receiving a complete application or resubmittal, unless a different period is required by Utah law.

4. If a reviewing entity determines that revisions are necessary, the reviewer shall provide the applicant with a written list of deficiencies identifying the applicable ordinance, code, or standard.

5. The applicant shall submit revised plans addressing the identified deficiencies within 15 days of receiving the list outlining such deficiencies.

6. Revised applications shall be returned only to the reviewing entity requesting the revisions unless the revisions substantially modify the project or affect another area of review, which shall be determined by the City.

7. Each reviewing entity may conduct up to three (3) review cycles per application. If the applicant has not demonstrated compliance after the third review cycle, the application may be denied without prejudice. The applicant may submit a new application and pay any applicable fees to restart the review process.

SECTION 39: **Amendment.** Section "10-11-1" is hereby amended as follows.

...

1. ELDERLY shall mean ... 60 years or older.

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2. DISABILITY shall mean ... having such an impairment.

3. RECOVERY RESIDENCE shall mean a shared living environment for individuals recovering from substance use disorders.

4. RESIDENTIAL CARE/TREATMENT FACILITY, when not used in specific context in relations to a particular type of facility, a residential care/treatment facility shall include a residential care facility for elderly persons, a residential treatment facility for persons with a disability, a residential transition and treatment facility, or a transitional victim home.

~~4. RESIDENT: Resident shall mean persons living at and receiving the benefit of services and facilities provided by a group home/residential facility, excluding staff and care providers.~~5. RESIDENT: Resident shall mean person(s) living at and receiving the benefit of services and facilities provided by a group home/residential facility, excluding staff and care providers.

~~5~~6. RESIDENTIAL CARE FACILITY FOR ELDERLY PERSONS shall mean a residential facility in which four, but not more than eight, unrelated elderly individuals reside in a family type arrangement or in a care facility arrangement and have live-in care providers who are paid to assist and care for the residents, and;

a. Is licensed or ... Programs and Facilities; or

b. Is licensed by ... Licensing and Inspection; and

c. A residential home ... facility for elderly persons.

~~6~~7. RESIDENTIAL FACILITY FOR PERSONS WITH DISABILITY shall mean a residential facility in which no more than eight unrelated individuals who have a disability reside and:

a. Where treatment services ... and rehabilitation therapies; and

b. Is licensed or ... Programs and Facilities; or

c. Is licensed by ... under Utah Code Annotated.

~~7~~8. RESIDENTIAL TRANSITION AND TREATMENT FACILITY shall mean a residential facility that provides a living environment for no more than eight unrelated individuals, exclusive of staff, and:

a. Is established or ... successful independent living; and

b. Is licensed or ... Programs and Facilities; or

c. Is licensed by ... and Inspection Act; and

d. This definition shall ... not provide such services.

~~8~~9. TRANSITIONAL VICTIM HOME means a residential support facility for up to eight individuals or four families (parent with children) at any given time, and said facility is licensed by the state of Utah as a residential support facility, which provides 24-hour care and peer support to victims of abuse or crime and which arranges for or provides the necessities of life and protective services to residents who are temporarily displaced due to abuse, crime, or other emergency.

a. Treatment is not ... licensed by the state.

...

SECTION 40: **Amendment.** Section "10-11-4 Recovery Residence, and Residential Transition And Treatment Facility" is hereby amended as follows.

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~~10-11-4 Residential Transition And Treatment Facility (Halfway House)~~10-11-4 Recovery Residence, and Residential Transition And Treatment Facility

A. ~~A~~Maximum ~~residential~~Number ~~transition~~of ~~and~~Facilities

~~treatment facility shall be a permitted use in all residential zones and requires site plan approval by the Land Use Authority.~~ 1. A maximum of two (2) recovery residences and/or residential treatment facilities, in total, shall be permitted within Mona City at any time.

B. ~~Prior~~Spacing ~~to~~Requirement

~~approval of the site plan, the owner/operator of a residential transitional treatment facility~~ 1. No recovery residence or residential treatment facility shall be established or operated within one thousand two hundred (1,200) feet or .25 or a mile of another such facility.

~~shall obtain a residential care/treatment facility license from Mona City pursuant to the requirements of MCC Title 3.~~ a. Distance shall be measured in a straight line from the nearest property line of one facility to the nearest property line of another.

C. ~~The~~Occupancy

~~facility shall conform to all applicable building, fire, health and~~ 1. No recovery residence or residential treatment facility shall house more than fourteen (14) residents, excluding staff.

~~safety codes and requirements for facilities of this type and for the zoning in which they are constructed.~~ 2. No dangerous persons permitted: No residential facility shall be made available to an individual whose tenancy would:

~~D. The structure shall be capable of use as a residential transition and treatment~~ a. Constitute a direct threat to the health or safety of other individuals; or

~~facility, which includes being fully handicap accessible, without structural or~~ b. Result in substantial physical damage to the property of others.

D. ~~landscaping~~Off-street ~~alterations~~Parking ~~that~~Requirements

~~would change the residential character of the structure.~~ 1. All recovery residences and residential treatment facilities shall provide off-street parking only, as follows:

~~a site plan must be submitted showing any alteration~~ a. Minimum of one (1) parking space per three (3) residents; and

~~of the structure or landscaping. Any alterations to the~~ b. Minimum of one (1) parking space per on-duty staff member.

~~structure or landscaping must be approved by the Land Use Authority before a permit is issued.~~ 2. All required parking spaces shall be located on the property and shall not utilize public streets.

E. ~~Occupancy~~Building ~~of~~Requirements

~~the structure shall be such that each resident is provided adequate personal space.~~ 1. A residential transition and treatment facility, and recovery residence shall be a permitted use in the zones listed in MCC 10-6-1 Land Use Matrix.

~~A residential facility shall ensure that each bedroom space in the facility has a~~ 2. A residential transition and treatment facility, and recovery residence shall conform to all Mona City Building Codes as defined in the Mona City Code.

~~floor area, exclusive of closet space, of at 74 square feet for initial occupant and an additional 50 square~~

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3. Prior to approval of the site plan, the owner/operator of a residential transitional treatment facility shall obtain a Mona City business license.

~~feet for each other occupant of this space, but in no case shall the group home have any more than eight residents at any given time.~~ 4. The facility shall conform to all applicable building, fire, health and safety codes and requirements for facilities of this type and for the zoning in which they are constructed.

~~F. The facility shall meet the standard parking requirements for the zone in which it is located. However, a minimum of three off-street parking spaces shall be provided at the facility even if the standard parking requirements for the zone in which the facility is constructed would require fewer spaces for another Use in that zone.~~ 5. The structure shall be capable of use as a residential transition and treatment facility, which includes being fully handicap accessible, without structural or landscaping alterations that would change the residential character of the structure. A site plan must be submitted showing any alteration of the structure or landscaping. Any alterations to the structure or landscaping must be approved by the Land Use Authority before a permit is issued.

~~G~~ 6. No portion of the facility's front and side yard setbacks shall be used to provide parking spaces as required by this section without prior approval of the Land Use Authority. Any use of the yard as parking space shall not change the residential character of the property.

7. License and Certification: Prior to occupancy of any residential facility, the person or entity operating the facility shall provide to the City a copy of any license or certification required by the Utah State Department of Health or the Utah State Department of Human Resources.

~~H~~F. The facility shall comply with all applicable state and federal laws, including laws related to access.

HISTORY

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SECTION 41: **Amendment.** Section "10-12-6" is hereby amended as follows.

All proposed projects which ... final site development approvals.

~~1. The conditional use permit application, shall include as applicable:~~

~~a. Location;~~

~~b. Proof of land ownership;~~

~~c. A site plan;~~

~~d. A vicinity plan;~~

~~e. And a written narrative including but not limited to:~~

~~(1) Type of use proposed;~~

~~(2) Days and times of operation;~~

~~(3) Square footage of the building(s) proposed;~~

~~(4) Square footage used by the conditional use;~~

~~(5) Expected hardship on surrounding uses;~~

~~(6) Number of users or employees; and~~

~~(7) Other information the Land Use Authority deems necessary to fulfill the purpose of this title may be requested prior to approval.~~

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~~2. The applicant shall also pay the appropriate fee outlined in the fee schedule before the city may review the application.~~

~~A. Standards of Review. Decisions of approval, approval with conditions, or denial of the conditional use permit application is based on the following criteria:~~

~~1. The Safety of People and Property. Size and location of the use:~~

~~a. Prevent or minimize flood water damage where necessary;~~

~~b. Relocation, covering, or fencing of irrigation ditches, and drainage channels;~~

~~c. Location, dimensions of truck loading and unloading facilities; and~~

~~d. Hazardous conditions to the public health or safety.~~

~~2. Traffic Considerations Including:~~

~~a. Capacity of existing streets;~~

~~b. Location and off-street parking; and~~

~~c. Internal traffic circulation.~~

~~3. Health and Sanitation:~~

~~a. Emergency vehicle access; and~~

~~b. Screening of trash pick-up or waste storage areas.~~

~~4. Environmental Concerns:~~

~~a. Utility capacity;~~

~~b. Usable and permanent open space considerations;~~

~~c. Signage and lighting;~~

~~d. Noise, vibration, pollution, odors, stream, or other factors that might affect people and property off-site; and~~

~~e. Potential discharge into the air, ground water, surface and subsurface water, or soil.~~

~~5. The General Plan and Permitted Zoning Conditions:~~

~~a. Fencing, screening, and landscaping to separate from adjoining uses;~~

~~b. Design, architectural detail, building mass, bulk, orientation, to conform to the surrounding area; and~~

~~c. Removal of structures, debris, or plant materials incompatible with characteristics of the underlying zone.~~

HISTORY

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SECTION 42: **Enactment.** Section "10-12-6.1 Purpose" is hereby enacted as follows.

The purpose of a Conditional Use Permit (CUP) is to allow certain land uses that may be suitable in a zoning district when specific conditions are applied to lessen impacts on surrounding properties and protect the public health, safety, and welfare.

A Conditional Use Permit allows Mona City to review uses that:

A. May create additional traffic, noise, lighting, or activity.

B. Require site-specific review.

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C. Need conditions to ensure compatibility with nearby properties.
D. Are listed as conditional uses within the Mona City Zoning Districts.

SECTION 43: **Enactment.** Section "10-12-6.2 Authority" is hereby enacted as follows.

The Mona City Planning Commission is authorized to review and approve, approve with conditions, or deny Conditional Use Permit applications in accordance with this ordinance and applicable state law.
The Planning Commission may impose reasonable conditions necessary to:
A. Protect adjacent properties.
B. Ensure compliance with city standards.
C. Reduce impacts from the proposed use.
D. Promote the general welfare of the community.

SECTION 44: **Enactment.** Section "10-12-6.3 Application Requirements" is hereby enacted as follows.

An applicant requesting a Conditional Use Permit shall submit the following:
A. Completed Conditional Use Permit Application.
B. Application Fee as defined in the Mona City Fee Schedule.
C. Site plan showing:
1. Property boundaries;
2. Existing and proposed structures;
3. Parking areas;
4. Access points;
5. Landscaping;
6. Lighting;
7. Drainage plan;
8. Adjacent Streets;
D. A written narrative including but not limited to:
a. Type of use proposed;
b. Days and times of operation;
c. Square footage of the building(s) proposed;
d. Square footage used by the conditional use;
e. Expected hardship on surrounding uses;
f. Number of users or employees.
E. Any additional information requested by the Planning Commission.

SECTION 45: **Enactment.** Section "10-12-6.4 Review Standards" is hereby enacted as follows.

A. Decisions of approval, approval with conditions, or denial of the conditional use permit application is based on the following criteria:

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1. The Safety of People and Property. Size and location of the use:
   a. Prevent or minimize flood water damage where necessary;
   b. Relocation, covering, or fencing of irrigation ditches, and drainage channels;
   c. Location, dimensions of truck loading and unloading facilities; and
   d. Hazardous conditions to the public health or safety.
2. Traffic Considerations Including:
   a. Capacity of existing streets;
   b. Location and off-street parking; and
   c. Internal traffic circulation.
3. Health and Sanitation:
   a. Emergency vehicle access; and
   b. Screening of trash pick-up or waste storage areas.
4. Environmental Concerns:
   a. Utility capacity;
   b. Usable and permanent open space considerations;
   c. Signage and lighting;
   d. Noise, vibration, pollution, odors, stream, or other factors that might affect people and property off-site; and
   e. Potential discharge into the air, ground water, surface and subsurface water, or soil.
5. The General Plan and Permitted Zoning Conditions:
   a. Fencing, screening, and landscaping to separate from adjoining uses;
   b. Design, architectural detail, building mass, bulk, orientation, to conform to the surrounding area; and
   c. Removal of structures, debris, or plant materials incompatible with characteristics of the underlying zone.

SECTION 46: **Enactment.** Section "10-12-6.5 Conditions of Approval" is hereby enacted as follows.

The Planning Commission may impose conditions including, but not limited to:
- Hours of operation;
- Landscaping requirements;
- Screening or fencing;
- Parking requirements;
- Lighting limitations;
- Signage restrictions;
- Noise control measures;
- Limits on occupancy or intensity of use;
- Periodic review requirements.d

Failure to comply with approved conditions may result in revocation of the permit.

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SECTION 47: **Enactment.** Section "10-12-6.6 Expiration" is hereby enacted as follows.

A Conditional Use Permit shall expire one (1) year after approval unless:
- The use has commenced;
- A business license has been issued, when applicable; or
- An extension has been approved by the municipality.

SECTION 48: **Enactment.** Section "10-12-6.7 Revocation" is hereby enacted as follows.

The Planning Commission may revoke a Conditional Use Permit if:
- The permit was obtained through false information;
- Conditions of approval are violated;
- The use becomes a threat to public health, safety, or welfare.

SECTION 49: **Enactment.** Chapter "10-15 Accessory Dwelling Unit Requirements" is hereby enacted as follows.

SECTION 50: **Enactment.** Section "10-15-1 Accessory Dwelling Unit Requirements" is hereby enacted as follows.

Mona City zoning regulations as permitted in the land use table in section 10-6-1 allows for an accessory dwelling unit in the Residential-1 (R) and Combined Use (CU) zones, subject to obtaining a building permit, complying with all building, zoning and other applicable regulations as required by the city in order to be occupied. Accessory Dwelling Units (ADU) must follow Utah State Code 10-21-303. Accessory dwelling units are also subject to building inspections to verify compliance with all applicable regulations. The following standards are required to be met before occupation:

A. No more than one accessory dwelling unit shall be permitted on the same lot as a single-family dwelling.

B. The main dwelling of the ADU must be owner-occupied for at least six months of the calendar year.

C. The accessory dwelling must be constructed within the zoning and setback standards of the zone in which it is located.

D. An accessory dwelling unit must have a shared wall or attached garage sharing a wall with the main dwelling unit on the lot and may only be located in the following locations:

1. Over an attached garage and has an internal connection to the garage.

2. Inside a single-family dwelling

3. By an addition to the dwelling as long as it does not alter the original character of the single-family dwelling.

E. Only one front door shall be visible from the front yard. Any new entrance shall be on the side or rear of the home.

F. There shall be one additional off-street parking space.

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G. The accessory dwelling unit shall not exceed 1,000 square feet.

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

(Ord. passed 4-13-2021)

Amended by Ord. 2022-28 on 12/13/2022

Amended by Ord. 2023-13 on 8/8/2023

Amended by Ord. 2025-23 on 11/18/2025

SECTION 51: **Enactment.** Chapter "10-16 Nonconforming Uses and Nonconforming Structures" is hereby enacted as follows.

SECTION 52: **Enactment.** Section "10-16-1 Intent" is hereby enacted as follows.

The intent of this chapter is to control and gradually eliminate those uses of land or buildings which, although legal at the time of their establishment, do not now conform to the use regulations of the zone district within which they are situated. Such uses shall be deemed nonconforming uses and noncomplying structures. Likewise, it is intended to control and gradually eliminate buildings which, although legal at the time of their erection, do not now conform to the height, bulk and location regulations of the zone district within which they are situated. Such buildings shall be deemed to be noncomplying structures.

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

SECTION 53: **Enactment.** Section "10-16-2 Continuing Existing Uses and Affidavit" is hereby enacted as follows.

A. Continuance Permitted: Except specified, any use, building or structure, lawfully existing at the time of the enactment hereof or subsequent amendment thereto, may be continued even though such use, building, sign or structure does not conform with the provisions of this title or the zone district in which it is located. Except as otherwise provided by law, nothing in this title shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.

B. Affidavit: Following the effective date, or any amendment thereto, by which a use, structure or sign becomes nonconforming, the owner of a land use, structure or sign, may register such nonconforming use, structure or sign, by filing with the administrator an affidavit setting forth the time that said use, structure or sign came into existence, the size of the structure or sign, and the size and extent of the nonconforming use existing on the effective date hereof, or applicable amendment. The administrator shall preserve the affidavit and on the basis of an approved affidavit issue a certificate of occupancy.

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

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SECTION 54: **Enactment.** Chapter "10-17 Guarantee of Development Improvements (Bonding)" is hereby enacted as follows.

SECTION 55: **Enactment.** Section "10-17-1 Bonding" is hereby enacted as follows.

A. Required: In lieu of the actual completion and acceptance by the City of the improvements required by this title, and before approval of the final plat by the City, the developer shall guarantee, by written agreement and by one or more of the following methods, the installation and construction of the required improvements within two (2) years from the date of approval of the final plat. In addition, the developer shall guarantee by one or more of the following methods that the improvements shall be maintained in a state of good repair, free from defective material or workmanship for a period of two (2) years from the date of final approval of the improvements.

B. Bond:

1. Requirements: The developer shall furnish and file with the city recorder a bond with corporate surety in an amount equal to one hundred twenty five percent (125%) of the cost of the improvements not previously installed and accepted, plus fifteen percent (15%) of the cost of previously installed improvements as estimated by the city engineer to assure the installation and construction of such improvements within a period of two (2) years immediately following the approval of the subdivision plat by the legislative body, and that the improvements shall be maintained in a state of good repair, free from defects of material or workmanship for a period of two (2) years following the date of final approval for the improvements, which bond shall be approved by the legislative body and city attorney.

2. Inspection: Upon completion of the improvements for which a surety or cash bond has been filed, the developer shall call for inspection by the city engineer, such inspection to be made within five (5) days from the date of request. If inspection shows city standards and specifications have been met in completion of such improvements, the portion of the bond corresponding to the completion of the improvements shall be released within seven (7) days from the time of inspection. The portion of the bond corresponding to the warranty improvements will be released following inspection and verification of the condition of the improvements after twenty four (24) months following final approval.

C. Escrow:

1. Requirements; Agreement: The developer shall deposit with a local insurance company, bank or savings and loan institution in an escrow account an amount of money equal to at least one hundred twenty five percent (125%) of the costs of the improvements required by this title not previously accepted by the city, and fifteen percent (15%) of the cost of the improvements already installed and approved. The costs of the improvements shall be determined by the city engineer. The escrow agreement shall be subject to approval by the city attorney and shall be signed by the developer, the city and the escrow holder, and shall contain substantially the following language:

a. AGREEMENT The undersigned hereby promises and warrants that it has on deposit in an escrow account for the benefit of Mona City, the sum of $, which represents at least 125% of the estimated costs of the improvements not constructed or installed by the developer and accepted by the city, plus 15% of the cost of the improvements already installed and approved. The undersigned hereby

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agrees that the foregoing sum of money shall be used exclusively for the purpose of paying for the costs of materials and construction and installation or repair of the improvements required by the city. The undersigned further agrees that the money held in an escrow account shall be paid out to the contractors installing and constructing the required improvements only upon an order executed by the developer and by an authorized officer of the city, except in the case of repair of defects, when the process below will be followed. The developer shall not withdraw from the escrow account any amount in excess of 110% of the estimated cost of the improvements but shall pay from other sources any costs for such improvements which exceed 110% of the costs estimated by the engineer. A sum equal to 15% of the estimated costs of improvements shall remain with the escrow holder for a period of two years following acceptance of the improvements of the city. If after two years from approval of the final plat by the city, all or any part of the required improvements are not installed, constructed and accepted by the city, and if for a period of 2 years following acceptance of the improvements by the city the improvements are not maintained according to the standards required in the city ordinance, the city shall notify in writing the developer and the escrow holder of the defects and shall make demands on the developer that the defects be corrected. If the defects are not corrected within 30 days, the city may correct the defects and charge to the escrow holder the costs of correcting the defects. The escrow holder shall, on receiving reasonable proof from the city of the defect and that the city has incurred the costs of correcting the defect, pay to the city from the escrow account the cost of correcting the defect, and the escrow holder shall be held harmless by the parties by reason of the payment to the city. If, after two years after the legislative body has accepted the improvements required by its ordinance, the required improvements remain substantially free from latent defects, the city shall certify such fact to the escrow holder and the escrow holder shall release to the developer any money still held in the escrow account, and the escrow holder shall be discharged of its obligation to the city.

b. Additional Provisions: The escrow agreement may contain such additional provisions as the parties deem necessary.

D. Deposit with City:

1. The developer shall deposit with the city a sum equal to one hundred twenty five percent (125%) of the costs of the required improvements not installed, constructed and accepted by the city and fifteen percent (15%) of the cost of the improvements previously constructed and accepted. The developer shall have the right to draw against the account with the city all sums to one hundred ten percent (110%) of the cost of the improvements not installed which shall be paid to the order of persons installing, constructing or maintaining the improvements. The city shall hold the additional fifteen percent (15%) to guarantee that the improvements are maintained in a state of good repair, free from defects of material or workmanship, for a period of two (2) years following approval of the improvements. The city may, after making written demand on the developer in the manner required in this chapter, install, construct or repair the improvements and pay such costs from the developer's account. The city shall refund any sums remaining in the developer's account after the legislative body accepts the improvements and the two (2) year warranty period expires.

E. Irrevocable Letter of Credit

1. The developer shall file with the city an irrevocable letter of credit from a duly chartered state or national bank, or savings and loan institution, which shall contain provisions similar to those required

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in the escrow agreement. The form of the irrevocable letter of credit must be approved by the city.

F. Fees: All applicable fees established by the City's Master Fee Schedule shall be paid before a building permit is issued. No construction shall commence until all required permits have been issued and all applicable fees have been paid.

G. Legal Remedies For Violation: Any person, firm or corporation, whether as principal, agent or employee, who violates or causes the violation of any of the provisions of this title, shall be guilty of a class C misdemeanor and, upon conviction thereof, shall be subject to penalty as provided in this code.

SECTION 56: **Enactment.** Chapter "10-18 Development Standards" is hereby enacted as follows.

SECTION 57: **Amendment.** Section "10-18-1 Development Standards" is hereby amended as follows.

A. Water Systems: Sufficient culinary and irrigation water rights and/or systems must be provided to each new lot created within the City. Irrigation water must be developed and delivered from a reputable and functioning irrigation company with a governing board that confirms ownership and delivery of the water.

B. Sewer Systems: All development within the city must connect to the public system.

C. Nonresidential or Mixed Use Developments: All landscaping, parking and other applicable development standards shall apply.

D. Access: All properties must be accessed from improved public or private roads that comply with all public safety accessibility standards. Private roads may only be approved where documentation of a permanent maintenance and funding plan is provided. Though private roads are not encouraged, they are allowed with City Council approval, whether or not a public road could be constructed with property development constraints.

E. Development Agreements: Any property owner wanting to develop within this zone must enter into a development agreement with the City prior to final development approvals being granted. Such agreements should address the above development standards and any other criteria deemed appropriate by the property owner or city.

F. Establishment of Homeowners' Associations: A HOA shall be established for the general maintenance, upkeep and enforcement of those areas held in common or limited common ownership. The following standards must be met in establishing a HOA:

1. A feasibility study shall be provided to the city which evaluates:

a. A maintenance plan for all common or limited common areas within the development and areas for which the HOA is responsible.

b. Estimated annual maintenance costs of common or limited common areas.

c. Cost of replacing common or limited common structures, facilities, roads, amenities, etc., in a five (5), ten (10), and fifteen (15) year period.

d. Recommended minimum HOA fees per unit necessary to handle annual maintenance and replacement costs.

2. Upfront capital necessary for a maintenance fund to be sustained until sixty percent (60%) of

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the planned units are owner occupied/leased.

3. The developer shall provide the upfront capital to the HOA, which is necessary for the maintenance fund to be sustained through project development and for a period of at least one year upon completion. This is in addition to any bonding requirements for the development.

4. If a secondary irrigation system is to be implemented and maintained by a HOA, fees must be collected and managed by the HOA.

5. The HOA must maintain the common or limited common areas within the planned unit development in accordance with the approved development plan or agreement. Failure to do so will constitute a violation of this section. Furthermore, no deviation by the HOA from the approved development plan can be made without prior approval from the city, including termination of the HOA.

6. Codes, covenants, and restrictions (CC&Rs) for the development must be approved by the city council to assure compliance with the above standards.

HISTORY
Adopted by Ord. 9-8-15 on 9/8/2015
Amended by Ord. 2018-2 on 2/13/2018
(Ord. passed 4-13-2021)
Approved by Ord. 2022-5 on 2/8/2022
Amended by Ord. 2022-11 on 7/1/2022

SECTION 58: **Enactment.** Chapter "10-19 Open Pit Extraction of Earth Products" is hereby enacted as follows.

SECTION 59: **Enactment.** Section "10-19-1 Open Pit Extraction of Earth Products" is hereby enacted as follows.

The City Council shall issue a permit for an open pit, a stockpile, or a waste dump only when all of the following are met:

A. The site lies in a zone where such use is a permitted or conditional use.

B. The applicant has submitted an application for a business license for the proposed use and has paid all applicable fees.

The applicant has presented an accurate site plan that shows the topography, utilities, roads and structures on the site at both the pre-permit stage and the stage after completing the excavation and rehabilitation of the pit.

1. There shall be no limit as to the area or portion of a lot that may be disturbed and involved in the extraction process as long as the entire disturbed area has been included in the rehabilitation bond required; also there shall be no limit to the time period used to complete the extraction of material.

2. Exception. Upon finding such is necessary to protect the property values of neighboring property interests or to preserve desirable aesthetics, the City Council may require as part of the bond agreement that the extent of the disturbed area at the site of extraction shall be no larger than seven acres at any one time and/or may require that the extraction process shall cease and the site rehabilitated (whether or not all materials have been obtained) within a specific time period, not to be less than five

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years. When limited to seven-acre units, the pit, or portions of it, shall be closed, rehabilitated, and approved by the City Engineer as meeting the standards of this chapter before further areas are disturbed.

A. The standards for rehabilitating the site shall be:

1. The side walls of a pit or mound shall be smoothed and evenly contoured, and the floor of a pit or top of a mound shall be flattened and leveled.

2. Mounds of fill shall not remain after rehabilitation of an extraction operation, even if utility poles must be relocated at the operator's expense; mounds may only be permitted in conjunction with a mine waste dump.

3. No depression which lacks a surface outlet, nor pond or intermittent lake on the floor of the pit, shall exist on the rehabilitated site.

4. No slope shall be steeper than the critical angle of repose (e.g., 33 degrees for gravel deposits).

5. All areas shall be covered with a one-inch or thicker layer of topsoil and reseeded with a hardy plant material having a sufficient concentration to screen at least 25% of the exposed surface from view.

B. When the pit (or mound) and rehabilitation bond are proposed to cover less than the entire area of the lot, the operator shall place clearly identifiable survey markers on the outer boundaries of the bonded area and shall maintain such until the bond is released by the city. The Planning Commission may request an annual on-site investigation and report of the City Engineer to determine whether the terms of the grading plan, rehabilitation plan and bond agreement are being met.

C. Surface mining shall proceed in an orderly manner from the outer boundaries and lower slopes of the property inward and upward so the property can be rehabilitated in the older areas of the pit while new areas are being opened up.

D. Dust generated in the extraction and processing of the earth products shall be kept under control by the operator and contained on-site by paving main roads in the pit, wetting extraction areas and loaded trucks, placing berms or landscape screening for protection from the prevailing winds and other suitable measures.

E. All cuts and fills shall be set back from the property boundary or boundary of the approved extraction site a distance of at least five feet.

F. The applicant shall present an off-site plan of any local public streets which loaded trucks will use in gaining access to state highways and arterial streets. The pit operator shall be liable for any severe damage his operation causes to such local roads.

G. The pit and/or extraction operation shall not constitute a nuisance.

HISTORY

Adopted by Ord. 9-8-15 on 9/8/2015

(Ord. passed 4-13-2021)

SECTION 60: **Severability**. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

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SECTION 61: **Effective Date**. This ordinance being necessary for the peace, health, and safety of Mona City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

Signatures On Next Page

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PASSED AND ADOPTED by Mona City Council this _____.

_____
TROY PAINTER, Mayor
Mona City

Attest:

_____
ALICIA HILLS, City Recorder
Mona City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Troy Painter	___	___	___	___
Devan Ingram	___	___	___	___
Kris Kay	___	___	___	___
Alesha Newton	___	___	___	___
Tony Openshaw	___	___	___	___
Kevin Squire	___	___	___	___

RECORDED this _____.
PUBLISHED OR POSTED this _____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Mona City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

1. Mona City Office
2. United States Post Office, Mona City, Utah
3. Mona City Website: https://monautah.gov
4. Utah Public Notice Website: https://utah.gov/pmn/index.html

on the above referenced dates.

_____
ALICIA HILLS, City Recorder
Mona City

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