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EPHRAIM CITY CORPORATION

CHRIS LARSEN, MAYOR

5 South Main, Ephraim, Utah 84627

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NOTICE OF PUBLIC HEARING

CODE AMENDMENT – PROPOSED DENSITY CHANGES FOR TOWNHOMES, APARTMENTS AND CONDOMINIUMS

Public notice is hereby given that the Ephraim City Planning and Zoning Commission, in accordance with Sections 10.04.060 and 10.20.060 of the Ephraim City Municipal Code, will conduct a public hearing to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to the Ephraim City code regarding maximum density requirements for townhomes, apartments and condominiums. The proposal sets to limit townhomes to 10 units per acre and apartments and condominiums to 15 units per acre. Apartment and Condominiums are also proposed to be limited to 2.5 stories, with the exception of the college overlay zone where a maximum of 3 stories will be allowed.

The public hearing will be held:
Wednesday, October 28 2026
beginning at 6:00 p.m.
Ephraim City Hall
5 South Main Street, Ephraim, Utah 84627

Should the Planning Commission recommend approval, the City Council is expected to review and possibly give final approval for the Amendment regulations regarding short term rentals on **Wednesday, November 4, 2026, at 7:00 PM at Ephraim City Hall.**

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

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

Posted: October 15, 2026
Published: October 15, 2026 – *ephraim.gov and Utah Public Notice Website*

EPHRAIM CITY
ORDINANCE ECO 26-0Z

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

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

AMENDMENT

10.16.040 Residential Zones

A. **Single-family Residential Zone (R1)**: Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to single family neighborhoods.
    1. **Uses**: see ECC 10.20.030 Table B for list of permitted and conditional uses.
        a. Special regulations concerning accessory apartments: A conditional use permit for an attached accessory apartment (see definition) in the R1 zone may only be approved subject to the following minimum conditions;
            (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
            (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
            (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
            (4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8.000 square feet in size.
    2. **Density Regulations**: A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
    3. **Minimum Floor Area**: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
        a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional

Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

4. **Animals**: Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
    a. the animals must be set back no less than ten feet from all property lines;
    b. the animals are kept in rear yard areas; ~~and~~
    c. the animals are kept within a solid fenced area or building to establish visual and auditory screening; and~~.~~
    d. ~~N~~no pigs may be kept in the R1 ~~Z~~zone.
5. **Minimum Green Space or Landscaping**: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

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

1. **Uses**: see ECC 10.20.030 Table B for list of permitted and conditional uses.
    a. **Special Regulations Concerning Accessory Apartments**: A conditional use permit for an accessory apartment in the R1A zone may only be approved subject to the following minimum conditions;
        (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
        (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
        (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
        (4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8.000 square feet in size.
2. **Density Regulations**: A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
3. **Minimum Floor Area**: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
    a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. **Animals**: Any combination of dogs and cats, up to four (4) total such animals,

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

a. the animals must be set back no less than ten feet from all property lines;
b. the animals are kept in rear yard areas;~~ and~~
c. the animals are kept within a solid fenced area or building to establish visual and auditory screening; and ~~.~~
d. ~~N~~no pigs may be kept in the R1A ~~Z~~zone.

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

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

1. Uses: see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. Density Regulations: A minimum lot size of 3,000 square feet shall be required for a single family dwelling. No more than 8 units per acre shall be allowed in this zone.
3. Minimum Floor Area: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
    a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Prim~~m~~ary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. Animals: Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
    a. the animals must be set back no less than ten feet from all property lines;
    b. the animals are kept in rear yard areas;~~ and~~
    c. the animals are kept within a solid fenced area or building to establish visual and auditory screening; and ~~.~~
    d. ~~N~~no pigs may be kept in the R1B ~~Z~~zone.
5. Minimum Green Space or Landscaping: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
6. Housing Mixture: Devolepment larger than 3 acres must include a mix of at least three housing types (e.g., townhomes, detached single-family, duplex).
7. No Internal or Detatched~~External~~ Accessory Dwelling Units. Internal or Detatched~~External~~ Accessory Dwelling Units are not permitted in the R1B

zone.

D. **Single-family residential zone (R1C): This zone is intended to provide a transitory buffer between single-family and multi-family developments. Provides appropriate locations where medium-low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.**
    1. Uses: see ECC 10.20.030 Table B for list of permitted and conditional uses.
    2. Density Regulations: A minimum lot size of 6,500 square feet shall be required for a single family dwelling.
    3. Minimum Floor Area: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
        a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
    4. Animals: Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
        a. the animals must be set back no less than ten feet from all property lines;
        b. the animals are kept in rear yard areas;
        c. the animals are kept within a solid fenced area or building to establish visual and auditory screening; and
        d. no pigs may be kept in the R1C zone.
    5. Minimum Green Space or Landscaping: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
    6. No Detached Accessory Dwelling Units. Detached Accessory Dwelling Units are not permitted in the R1C zone.

E. **Two-family Residential Zone (R2)**: Provides appropriate locations where medium density residential neighborhoods on lots of not less than 8,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium density residential neighborhood.
    1. **Uses**: see ECC 10.20.030 Table B for list of permitted and conditional uses.
    2. **Special Regulations Concerning Accessory Apartments**: A conditional use permit for an attached accessory apartment (see definition) in the R2 zone may only be approved subject to the following minimum conditions;

a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.

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

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

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

4. **Minimum Floor Area**: The ground floor area of any one-family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
    a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals**: Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
    a. the animals must be set back no less than ten feet from all property lines;
    b. the animals are kept in rear yard areas; and
    c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
    d. No pigs may be kept in the R2 Zone.
6. **Minimum Green Space Or Landscaping**: A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements**: where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a

decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

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

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

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

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

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

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

5. **Animals**: Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
   a. the animals must be set back no less than ten feet from all property lines;
   b. the animals are kept in rear yard areas; and
   c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
   d. No pigs may be kept in the R3 Zone.
6. **Minimum Green Space Or Landscaping**: A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements**: where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.
8. **Townhomes:** Notwithstanding the foregoing, no more than 10 townhome units per acre are allowed.
9. **Apartments and Condominiums:** Notwithstanding the foregoing, no more than 15 apartment units per acre are allowed.
   a. Maximum height: An apartment building shall be limited to 2.5 stories in all zones without a college overlay. In a zone with a college overlay, an apartment height may not exceed 3 stories

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

1. **Uses**: see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments**: A conditional use permit for an attached accessory apartment (see definition) in the R4 zone may

only be approved subject to the following minimum conditions;

a. The apartment may be occupied by one family of related persons or not more than four unrelated persons.
b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.

c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6.000 square feet in size.

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

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

4. **Minimum Floor Area**: The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
    a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals**: Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
    a. the animals must be set back no less than ten feet from all property lines;
    b. the animals are kept in rear yard areas; and
    c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
    d. No pigs may be kept in the R4 Zone.
6. **Minimum Green Space Or Landscaping**: A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements**: Where a multi-family or multi-unit development adjoins any lot or parcel of ground in any

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

8. **Townhomes:** Notwithstanding the foregoing, no more than 10 townhome units are allowed.
9. **Apartments and Condominiums:** Notwithstanding the foregoing, no more than 15 apartment units are allowed.
    a. Maximum height: An apartment building shall be limited to 2.5 stories in all zones without a college overlay. In a zone with a college overlay, an apartment height may not exceed 3 stories

H. **Green Space and Amenities Requirements for Multi-Family Developments**

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

I. Housing Variety in Multi-Family Developments

1. Policy: The City has a desire to balance increased density while enjoying a mixture of housing options.
2. Multi-family housing development that are two acres or greater shall have a maximum of 60% of the units shall be a single housing type (e.g., townhomes, flex homes, duplexes). The remaining 40% of the units must consist of a different housing type.
3. Buffer required. A landscape buffer shall be required throughout the development.

SECTION 2: **AMENDMENT** "10.20.020 Table A: Setbacks" of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

10.20.020 Table A: Setbacks

This table provides setback and other development standards governing lots in the city in an easy to read format. It is not the complete set of regulations governing property development and should not be used except in conjunction with the rest of this ordinance.

Table A: Setbacks and Density

Zone	Min. Lot Size	Max. Density	Min. Width	Front Yard	Side Yards	Rear Yard	Maximum Height of Main Bldgs.
R1	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20'	8'	20'	two and one-half stories or 35'
R1A	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20' *	8'	20'	two and one-half stories or 35'
R1B	3,000 sq. ft. (0.069 acres)	1 unit per parcel	40'	20~~15~~'	6'	15'	two and one-half stories or 35'
R1C	6,500 sq. ft. (0.149 acres)	1 unit per parcel	60'	20'	8'	20'	two and one-half stories or 35'
R2	8,000 sq. ft. (0.184 acres)	17.8	70'	20'	8'	20'	two and one-half stories or 35'
R3	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
R4	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
A	20 acres	0.05	120'	20'	8'	20'	two and one-half stories or

							35'
RA	0.33 acres	3.0	75'	20'	8'	20'	two and one-half stories or 35'
C1	none	18.8	none	10' **	0'	0'	45' (8' minimum)
C1A	none	18.8	none	20' *	0'	0'	45' (8' minimum)
C2****	none	18.8	none	20'	0'	0'	45' (8' minimum)
C3	none	0	none	20'	0'	0'	45' (8' minimum)
I	none	0	none	20'	10' ***	0'	35' unless waived by city council

* May be less if adjacent property is less, but never less than fifteen feet.
** For property located in the C1 Zone between 100 South and 100 North, a five foot setback may be applied to the front setback. (2010)

*** May be 0' if a 4-hour firewall.

****Residential Developments in the C2 zone adhere to the setbacks and density requirements of the R4 zone.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL
_____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____
Councilmember Powell	_____	_____	_____	_____

Presiding Officer

_____
Chris Larsen, Mayor, Ephraim City

Attest

_____
Candice Maudsley, Recorder, Ephraim City