Leeds Ordinance Reconciliation Register

27 October 2026 | Preliminary coordination matrix | NOT ADOPTED LAW

Purpose: identify possible conflicts created by the proposed Chapter 24 revision. Current controlling wording and subsequent amendments have not been certified. "Potential conflict" is not a finding that an amendment is legally required.

1. Chapter 22 — Signs

Field	Working finding
Affected provisions	§22.2.1.8; §22.14.2 Table 22-3
Potential conflict	Residential-business sign allowance / CUP notation may conflict with no exterior home occupation signs and Tier 2 permitted-use model.
Required verification / possible amendment	Verify exact current table, footnotes, other residential-zone business categories and existing lawful signs; draft narrow conforming amendment.
Priority	HIGH
Decision status	Policy approach discussed; not expressly approved

2. Residential zoning and use tables

Field	Working finding
Affected provisions	District permitted / conditional use schedules
Potential conflict	Home occupations or former CUP activities may be classified inconsistently.
Required verification / possible amendment	Identify every cross-reference and affected zone; preserve separately authorized principal uses.
Priority	HIGH
Decision status	Pending

3. Conditional-use procedures

Field	Working finding
Affected provisions	CUP lists / authority provisions
Potential conflict	Tier 2 proposed as permitted use decided by Planning Commission; no CUP solely for Tier 2.
Required verification / possible amendment	Confirm lawful authority and delete or revise conflicting CUP references.
Priority	CRITICAL
Decision status	Pending

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4. General definitions

Field	Working finding
Affected provisions	Home occupation / resident operator definitions
Potential conflict	Definitions may differ from proposed resident-owner or resident-tenant with owner consent.
Required verification / possible amendment	Verify controlling definitions; amend only affected provisions.
Priority	HIGH
Decision status	Pending

5. Title 9 — Administrative enforcement

Field	Working finding
Affected provisions	Warning, notice, correction, hearing and penalties
Potential conflict	Mandatory first warning and 10-day cure, flexible extensions and repeat violations may differ from Title 9.
Required verification / possible amendment	Line-by-line reconciliation of service, cure, hearing, appeal and penalties; keep appeal deadlines separate.
Priority	CRITICAL
Decision status	24.11 policy approved; legal check pending

6. Chapter 3 — Land-use appeals

Field	Working finding
Affected provisions	Board of Adjustment / appeal authority
Potential conflict	Current appeal authority and deadlines must match §24.12.
Required verification / possible amendment	Verify controlling amendments and appeal procedures; do not let Commission hear its own appeal.
Priority	CRITICAL
Decision status	24.12 retained; legal check pending

7. Business licensing and fees

Field	Working finding
Affected provisions	License application / renewal / exemptions
Potential conflict	Annual license renewal is separate from land-use authorization.
Required verification / possible amendment	Confirm state exemptions, appeal path and enforcement; avoid annual land-use reapproval.
Priority	HIGH
Decision status	Pending

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8. Parking and access

Field	Working finding
Affected provisions	Residential off-street parking
Potential conflict	Customer parking on property and garage use may interact with zoning parking rules.
Required verification / possible amendment	Check parking minimums, access and emergency rules.
Priority	MEDIUM
Decision status	Pending

9. Nonconforming uses

Field	Working finding
Affected provisions	Existing-use and structure rules
Potential conflict	Protected operations may exceed new caps or be affected by sales or cessation.
Required verification / possible amendment	Coordinate §24.13 with Utah Code §10-20-1003 and Town procedures.
Priority	HIGH
Decision status	24.13 policy approved; legal check pending

10. Lodging / short-term rentals

Field	Working finding
Affected provisions	Bed-and-breakfast treatment
Potential conflict	B&Bs removed from Chapter 24 but replacement framework must be operative.
Required verification / possible amendment	Verify lodging code covers intended uses before deleting existing treatment.
Priority	MEDIUM
Decision status	Pending

11. Building, fire, utilities

Field	Working finding
Affected provisions	Safety, materials, septic and service
Potential conflict	Proposed standards depend on external codes and agency authority.
Required verification / possible amendment	Obtain technical review; avoid unsupported thresholds.
Priority	MEDIUM
Decision status	Pending

Sequence and decision control

First obtain certified controlling ordinances and amendment history; next reconcile Title 9, Chapter 3 and Tier 2 authority; then protected activities, signs, zoning/use tables, licensing, technical provisions and final enactment clauses. Record exact existing wording and approved replacement text in a future side-by-side redline. Do not treat this preliminary matrix as an amendment ordinance.

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