

KANAB

Land Use Ordinance

Chapter 1

GENERAL PROVISIONS

The Uniform Zoning Ordinance is designed to promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the City of Kanab, Utah.

Adopted January 22, 2008
Revised April 12, 2011

~~Zoning Administrator, when authorized, A detailed Site Plan shall be filed as part of any application. All applications for building permits and/or conditional use permits, for new buildings and modifications to an existing building footprint, except for single-family dwellings and their accessory buildings, shall be accompanied by a site plan, prior to request for a zoning permit. Refer to Chapter 9: Design Review and Site Development Standards in this Ordinance for Site Plan requirements. A simplified version of the Detailed Site Plan (known as a Plot Plan) may be substituted based on the application type. It shall show, where pertinent:~~

- ~~A. Scale of plan, and direction of north point.~~
- ~~B. Lot lines, adjacent streets, roads, rights of ways.~~
- ~~C. Location of all existing structures on subject property and adjoining properties, with utility lines, poles, etc., fully dimensioned.~~
- ~~D. Location of proposed construction and improvements, with location and dimension of all signs.~~
- ~~E. Any parking lot to be built new or re-modeled must be built to plan, have proper drainage, and must have a building permit. Building permit fee shall be determined by the Kanab City Council.~~
- ~~F. Motor vehicle access, circulation patterns, with individual parking stalls, and curb, gutter, and sidewalk location.~~
- ~~G. Necessary explanatory notes.~~
- ~~H. Name, address, telephone number of builder and owner.~~
- ~~I. A landscaping plan, according to the requirements found in city code.~~
- ~~J. All other information required as determined by the Kanab City Planning Commission or the Kanab City Zoning Administrator when authorized.~~

Section 1-10 Inspection

The Kanab City building inspector is authorized to inspect or to have inspected all buildings and structures

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Chapter 9

DESIGN REVIEW AND SITE DEVELOPMENT STANDARDS

This ordinance insures the orderly and harmonious appearance of buildings and structures and the development of land

Adopted January 22, 2008
Revised July 28, 2009

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Section 9-1 Purpose

The purpose and intent of design review is to secure the general purposes of this Ordinance and the Kanab City General Plan and to insure that the general appearance of buildings and structures and the development of the land shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in the occupation of the neighborhood.

Section 9-2 Application and Review

All applications for building permits and/or conditional use permits for all buildings and structures, for new buildings and modifications to an existing building footprint, except for single-family dwellings and their accessory buildings, shall be accompanied by architectural and site developmenta Site Pplans. to scale, which shall show

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~~building locations, landscaping, prominent existing trees, clear view triangle for streets and driveways, fences, off-street parking and circulation, location and size of the adjacent streets, north arrow and property lines, drawings of the major exterior elevations, the building materials, proposed exterior color scheme, existing grades and proposed new grades.~~

Site Plan Details shall include the following:

Section 9-3 Site Plan Requirements

A Site Plan, drawn to scale shall show, where pertinent:

- A. Scale of plan, and direction of north point.
- B. Lot lines, adjacent streets, roads, trails, rights-of-ways.
- C. Location of all existing structures on subject property and adjoining properties, with utility lines, poles, etc., fully dimensioned.
- D. Location of proposed construction and improvements, with location and dimension of all signs.
- E. Any parking lot to be built new or re-modeled must be built to plan, have proper drainage, and must have a building permit. Building permit fee shall be determined by the Kanab City Council.
- F. Proposed motor vehicle access, circulation patterns, with individual parking stalls, trails, and curb, gutter, and sidewalk location.
- G. Necessary explanatory notes.
- H. Name, address, telephone number of builder and owner.
- I. A landscaping plan, according to the requirements found in city code.
- J. All other information required as determined by the Kanab City Planning Commission or the Kanab City Zoning Administrator when authorized.

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~~Permits. The following items shall be required to be placed on the Site Plan.~~

~~— Tier Level 1, 2, or 3 — As determined by staff.~~

~~— Any Conditions that are required that are to be shown on the Site Plan.~~

9-4.1. Mobile and Park Model Home Parks

Mobile and Park Model Home Parks shall meet the requirements of Chapter 12 for an overall plan for development, in conjunction with Site Plan requirements listed in Section 9-3.

9-4.2. ~~9-4.7~~ RV Park Recreational Vehicle Parks

Recreational Vehicle Parks shall meet the requirements of Chapter 13 for an overall plan for development, in conjunction with the A (Detailed) Site Plan requirements listed in Section 9-3. ~~shall be required for A RV Park Development. The following items shall be required to be placed on the Site Plan.~~

~~1. At the set back line, visual screening shall be provided. This shall be a combination of fences, buildings, walls, hedges and other landscaping materials. The Planning Commission shall evaluate the visual screening as part of the site plan. Visual screening materials as required by Section 13-2.~~

~~— Be located on a parcel of land containing not less than two (2) acres, unless included in a mobile home park, Downtown Overlay, or Transitional Commercial Overlay, in which case no minimum area is required.~~

~~— Contain no more than twenty (20) units per acre. The spaces may be clustered,~~

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~~Commercial Developments. The following items shall be required to be placed on the Site Plan.~~

- ~~Refer to Exhibit A the Down Town Overlay for Commercial Zone (C1)~~
- ~~Refer to Exhibit B Transitional Overlay for Commercial Zone (C2)~~
- ~~Refer to Exhibit C for the Entry Corridor Overlay for Commercial Zone (C3)~~

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~~9-4.9 Manufacturing~~

~~A (Detailed) Site Plan shall be required for Manufacturing Developments. The following items shall be required to be placed on the Site Plan.~~

- ~~The requirements of Chapter 10 in this Ordinance shall be met.~~

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~~9-4.310 Planned Development Overlay~~

~~A (Preliminary and a Final) Site Plan shall be required for Planned Development Overlays as defined in Chapter 23: Planned Development Overlay. The following items shall be required to be placed on the Site Plan.~~

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~~9-4.4 Downtown Overlay~~

~~All Site Plans submitted for developments within the Downtown Overlay shall be accompanied by architectural design plans, which meet the requirements of Exhibit A.~~

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~~9-4.5 Transitional Commercial Overlay~~

~~All Site Plans submitted for developments within the Transitional Commercial Overlay shall be accompanied by architectural design plans, which meet the requirements of Exhibit B.~~

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~~9-4.6 Entry Corridor Protection Overlay~~

~~All Site Plans submitted for developments within the Entry Corridor Protection Overlay shall be accompanied by architectural design plans, which meet the requirements of Exhibit C.~~

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7. Property owners shall keep landscaped areas free of weeds and trash.

Also see Exhibit J & K

Section 9-~~97~~ Conditions

The Kanab City Planning Commission, or the Kanab City Zoning Administrator when authorized, shall decide all applications for ~~site plan design~~ review. ~~Site plan Design~~ approval may include such conditions consistent with the consideration of this Chapter as the Kanab City Planning Commission or Kanab City Zoning Administrator deem reasonable and necessary under the circumstances to carry out the intent of this Chapter.

Section 9-~~108~~ Findings and Decisions

Upon a finding by the Kanab City Planning Commission or the Kanab City Zoning Administrator, when authorized, that the application meets the intent of this Chapter, the ~~site plan design~~ approval shall be granted, subject to such conditions as are necessary; otherwise, approval shall be denied.

Section 9-~~119~~ Notification of Approval or Denial

Upon the granting of ~~site plan design~~ approval, the secretary of the Kanab City Planning Commission shall prepare and mail or deliver to the applicant a formal statement thereof, stating the fact of the grant and any conditions attached thereof, or the fact of denial and the reasons therefore.

Section 9-~~1210~~ Time Limitations on Approval

If construction in harmony with the permit for any development for which ~~site plan design~~ approval has been granted has not been commenced within one (1) year from date of notification of approval, the approval shall be deemed automatically revoked. Upon application, an extension of time may be granted by the Kanab City Planning Commission, or the Kanab City

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Zoning Administrator, when authorized.

Section 9-~~1311~~ Transfer of Approval upon Change in Use

~~Site plan~~Design approval shall be deemed revoked if the buildings erected or the classification of their use or the classification of the use of land for which the approval was granted is changed, unless the approval is transferred by the Kanab City Planning Commission, or the Kanab City Zoning Administrator, when authorized to do so. If the transfer is not approved, a new application must be filed.

Section 9-~~1412~~ Conformances of Approval

Development for which ~~site plan~~design approval has been granted shall conform to the approval and any conditions attached thereto.

Section 9-~~1513~~ Modifications

Upon request of the applicant, modifications in the approved plan may be made by the Kanab City Planning Commission or the Kanab City Zoning Administrator when authorized to do so, if it is found that the modifications will meet the requirements of this Chapter. The Kanab City Planning Commission may revoke or modify a ~~site plan~~design approval which does not conform to any requirements of the approved permit.

Section 9-~~1614~~ Performance Guarantees

- A. Application. Wherever a performance guarantee is required under the terms of this development code, said guarantee shall be submitted in conformance with this chapter.
- B. Type and Amount of Guarantee. All performance guarantees shall be posted in the form of a performance bond, an escrow account or an irrevocable letter of credit. Whichever form of

Exhibit I

Illustration 1

1. Acreage Charge - This charge (deposit) is a sliding scale charge. Where the follow apply:
1-100 ac. = \$50.00 per ac.
101-500 ac. = \$25.00 per ac.
501 - + = \$10.00 per ac.
(Note: acreage to be zoned as open space, no charge if open space is over 10 acres)
Note1: <1 ac. No acreage charge
2. Open Space includes parks, golf courses, flood plains, hillsides and similar natural areas, but not required recreation areas and setback areas.
3. Site Plan Review – accompanies all building permit and/or conditional use permit applications, for new buildings and modifications to an existing building footprint, except for single-family dwellings and their accessory buildings. is used for commercial, industrial, public, and institutional developments, site plans that must go to the Planning Commission, and residential with 5 or more du/lot; Exceptions are public schools, Four-Plex or less per lot, and minor additions to an existing development.
4. (Note: Amendments to existing PD Overlays are \$500 + acreage charge for additional acres added to the original PD Overlay)
5. Conditional use permit fee shall be waived with home occupation permit application.
6. Zone change deposit shall include General Plan amendment when requested in the same application.
7. Engineering Reviews that may be needed for items not listed in the schedule. i.e. Interim & Final Inspections; Sensitive Land Review on an individual lot ; etc.