

WELCOME TO

Garden City

Utah

Where Families Play

GARDEN CITY

SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name:	KIWI LAKE HOUSE, LLC
Owner or Property Management Company Address:	1579 N 420 W, UNIT #104, LOGAN, UT 84341
Owner or Property Management Company Phone #:	(435) 512-6818 - or - (435) 757-1713
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7)	435-757-3949 PENI STEVENS AT RECREATION REALTY PLEASE REFERENCE OWNER DOUG YOUNKER IF CONTACTING PENI STEVENS
Contact Persons E-mail address:	Peni.bearlake@gmail.com
Utah State Tax Number: (must be registered to Garden City)	1502 1918-003-STC

Owner of Property: KIWI LAKE HOUSE, LLC DOUG & VICKI YOUNKER, MATTHEW & HAILEY MOSS	Address of STR Property: 736 SPRUCE DRIVE, GARDEN CITY, UT 84028
Owners Phone #: (MATT) (DOUG) (435) 512-6818 (435) 757-1713	Parcel ID Number:
Owners mailing address: 1579 N 420 W, UNIT #104, LOGAN, UT 84341	Subdivision or resort where property is located: BUTTERCUP ESTATES
Owners e-mail address: Kiwilakehouse@gmail.com	

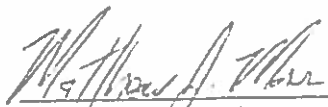
P.O. Box 207 • 69 North Paradise Parkway • Garden City, Utah 84028

Phone: (435) 946-2901 • Fax (435) 946-8852

Email: townofgardencity@gmail.com • Website: www.gardencityut.us

I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits allow short term rentals and my unit may be located within one such subdivision.

Incomplete applications will not be accepted.

 KIWI LAKE HOUSE, LLC
MATTHEW MESS, TREASURER
Signature of the Owner of property

12 JUNE 2020
Date

Signature of Property Management Company

Date

 _____
Signature of Contact Person

6/12/2020
Date

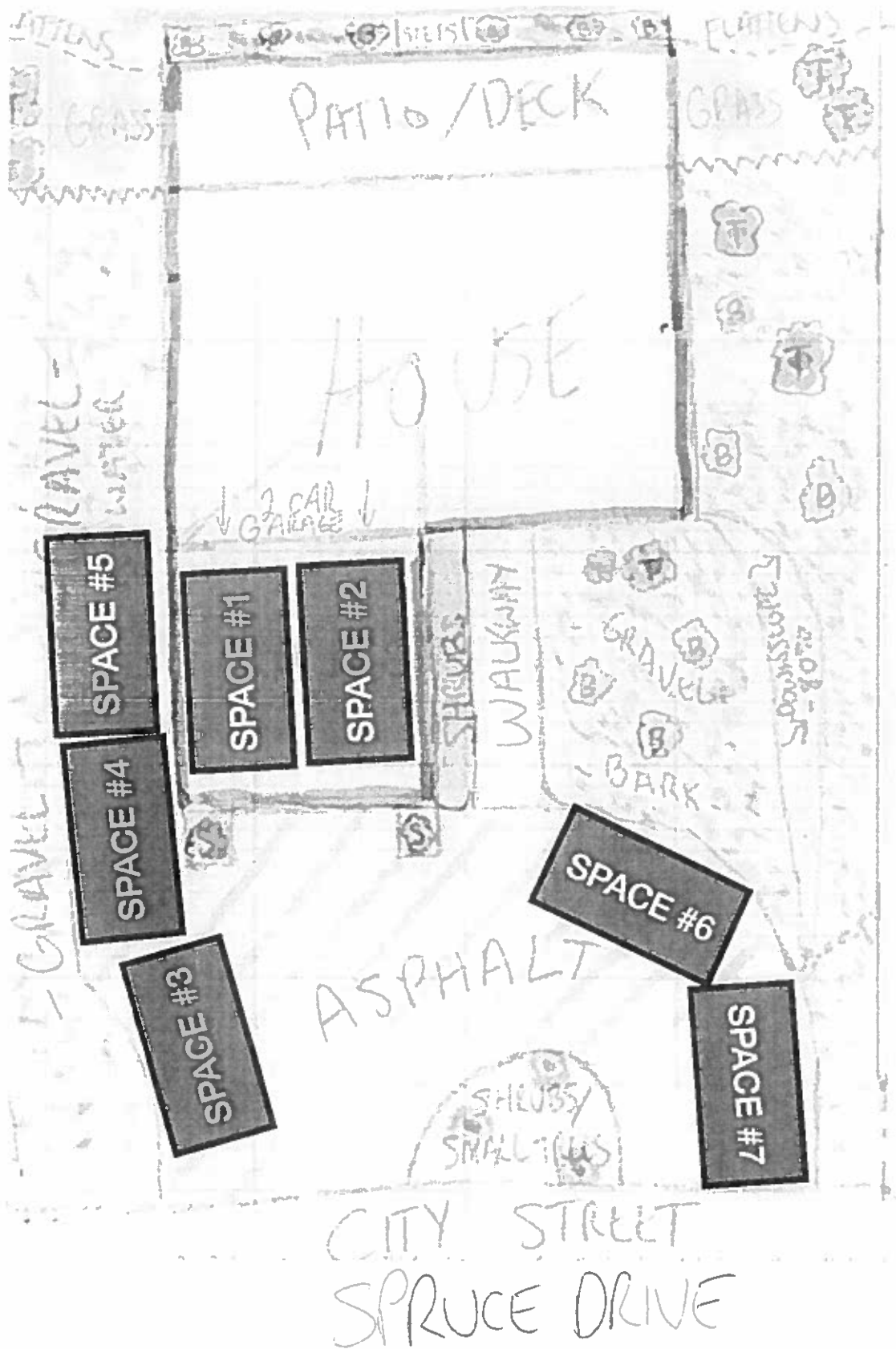
Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit _____

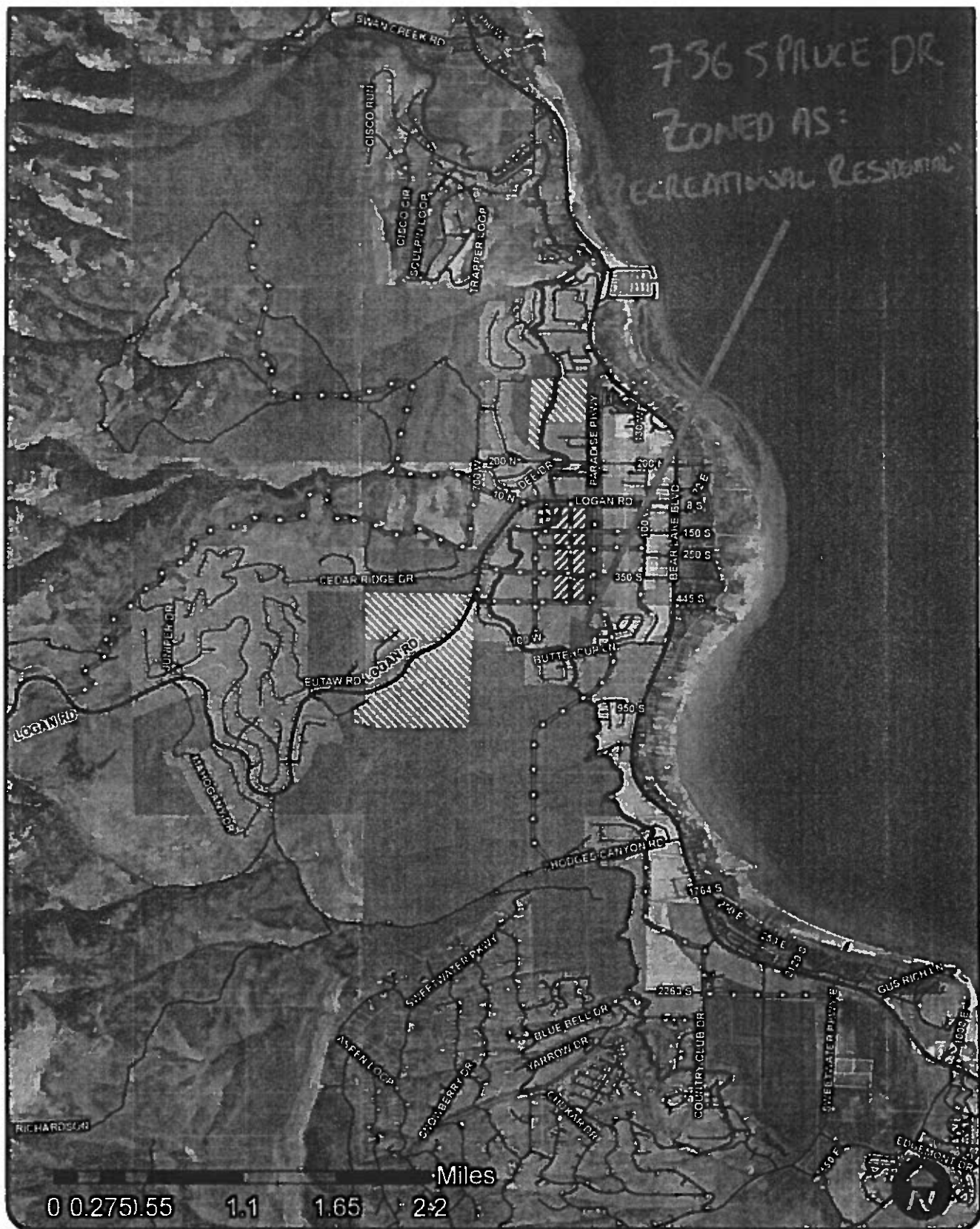
The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20 ____.

EACH BLUE BOX = 2 FT LINCAR OR 4 SQUARE FEET

PINK PARKING SPACES = 9 FT X 18 FT

↑ North

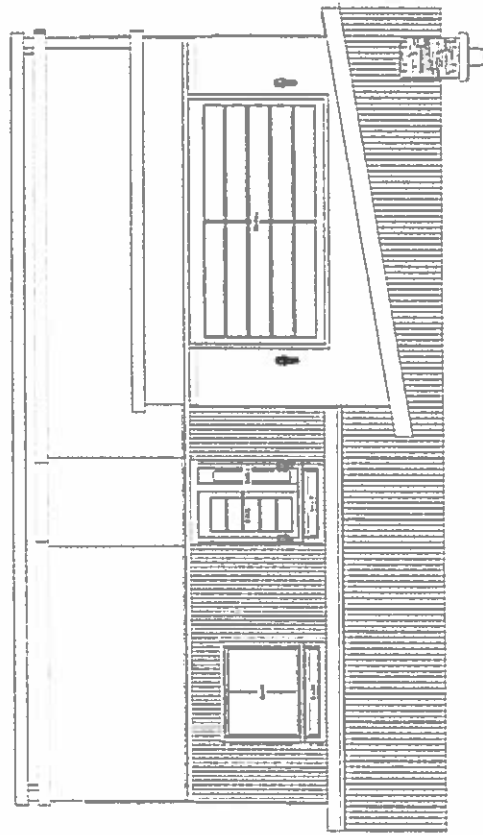
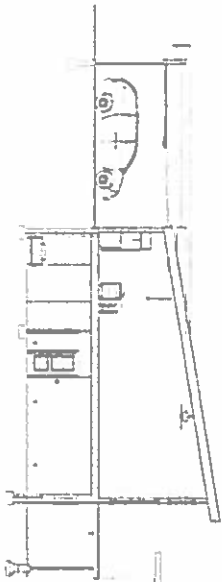
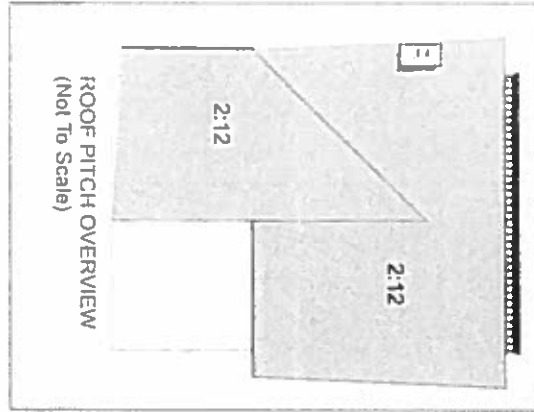




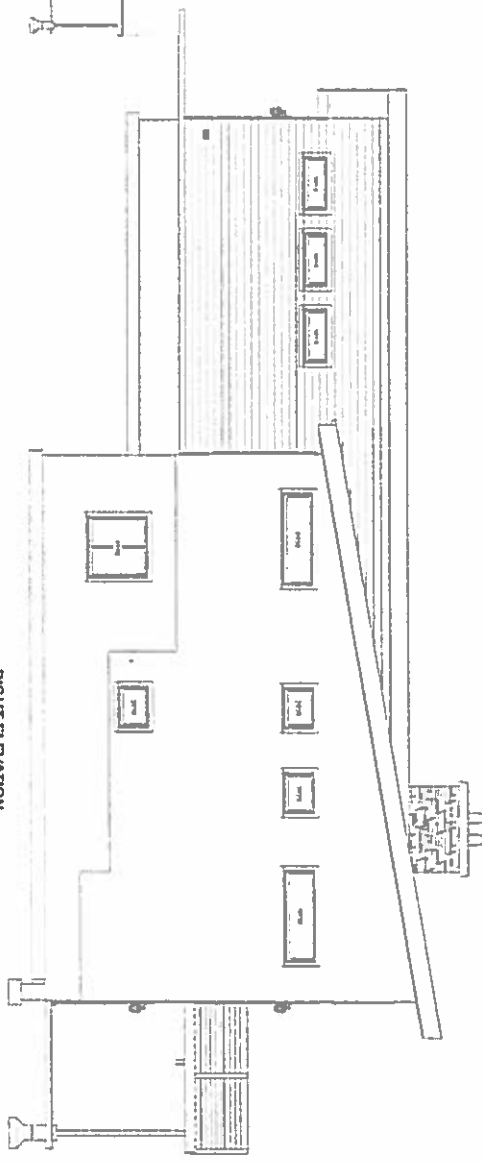
GARDEN CITY - FUTURE LAND USE & ZONING

Legend

- | | | | |
|------------------------|---------------------|------------------|-----------------------------|
| • • • Future Streets | ▨ Golf | ▨ C3 | ▨ Recreational Residential |
| • • • Parkway | ▨ Beach Development | ▨ C2 | ▨ Residential Estate |
| • • • Pipeline Parkway | ▨ C1 | ▨ Single Estates | ▨ Single Family Residential |
| — Existing Roads | ▨ C2 | ▨ High/Med | |



FRONT ELEVATION



REAR ELEVATION

[illegible]

SCALE THIS PAGE:
1/4"=1'-0"

PRINTED ON THIS PAGE
SCALE IS 1/2 OF TRUE
NOTED

PAGE
2

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address: _____
 Date of inspection: _____
 Owner: _____
 Property Management: _____
 Contact Name: _____
 Contact Phone #: _____

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	192x14	11x12.5	14.5x12.5	13x17	12x12.5	12x13.5	13.5x17			
Exit Required Window(s)	✓	✓	✓	✓	✓	✓	✓			
Smoke Detector	✓	✓	✓	✓	✓	✓	✓			
Total Sq. Ft.	182	137.5	494.5	156	150	162	162			

Total Occupancy allowed at this address: ~~20~~ 24 shall not include children under the age of three (3). 1445

Minimum parking required at this address: 6 Total number of parking spots on Property 21. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signature: _____
 Inspector: _____
 Date: June 12, 2020

Owner/Property Manager: _____
June 12, 2020

KIWI
LAKE HOUSE

Business Name MATT MOSS

Inspection Date 6-12-20

Business Address 736 Spruce Dr.

City/State/Zip Portland, ME 04106

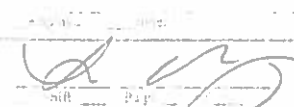
No.	Violation	No.	Location	Remarks	Clearance
ACCESS-					
1	Maintain fire lane free of obstructions				
2	Provide address numbering which is visible from street				
3	Provide supra box for fire dept. access				
EXITING					
4	Remove obstructions at exits, doors, aisles, corridors, stairways, etc				
5	Exit door to open without a key or any special knowledge or effort				
6	Provide sign over main exit door(s)				
7	Repair non-operable exit door hardware				
8	Remove obstructions from door required to be closed				
9	Remove locks & latches from doors with panic hardware				
10	Remove storage from attic, under-floor and concealed spaces				
11	Provide/maintain exit sign/emergency lighting				
FIRE EXTINGUISHERS					
12	Have fire extinguisher serviced and tagged				
13	Provide/mount fire extinguisher as indicated				
14	Provide clear access to fire extinguisher				
15	Post a sign indicating fire extinguisher location				
16	Maintain 3 foot clearance for access/use of fire appliances/equipment				
FIRE PROTECTION SYSTEMS					
17	Secure all system control valves in the open position				
18	Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps				
19	Provide annual certification for sprinkler/standpipe system	Re-inspection due			
20	Provide sprinkler coverage in unprotected areas	1"			
21	Provide spare sprinkler heads and/or compatible wrench				
22	Hood and duct extinguishing system to be serviced and tagged	2"			
23	Remove grease from hood, duct, and filters (keep clean)				
FIRE ALARM SYSTEMS					
24	Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB			
FIRE SEPARATIONS					
25	Repair holes in required fire resistive construction	3"			
26	Provide/repair self or automatic closing fire rated assemblies	Hearing			
ELECTRICAL					
27	Discontinue use of extension cords	District attorney			
28	Install permanent wiring for fixed or stationary appliance				
29	Provide cover plates for all junction boxes	Final clearance			
30	Remove exposed wiring or protect in approved conduit				
31	Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit				
32	Labeling electrical rooms and breaker				
FLAMMABLE LIQUIDS - COMPRESSED GASES					
33	Provide flammable liquid storage cabinet or reduce storage				
34	Remove all fueled vehicles or equipment from buildings				
35	Secure compressed gas cylinders				
STORAGE - HOUSEKEEPING					
36	Arrange storage in an orderly manner to provide access/egress				
37	Remove combustible storage from boiler/mechanical or electrical rooms				
38	Reduce storage to 24" below ceiling or 18" from sprinkler heads				
39	Provide approved metal container from oily rag storage				
40	Remove waste & rubbish material from the premises daily				
41	Keep dumpster 5' away from building				
42	Clearance from ignition sources				
MISCELLANEOUS					
43	Other violations and comments				
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE					

PASSED

You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and/or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in maintaining the fire and life loss in your community.

BY ORDER OF THE FIRE CHIEF

SIGNATURE OF OCCUPANT

Inspecting Officer
Signature: 
Date: _____



GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name:

Johnston Family Investments, Manager: Vacasa, LLC

Owner or Property Management Company Address:

PO BOX 301, Garden City, UT 84028

Owner or Property Management Company Phone #:

Jamie Johnston 8013884536

Vacasa (503) 345-9399

Emergency Contact Name and Phone #:

(must live within 15 minutes of property & be available 24/7)

Terri Bennett, Assistant General Manager: 435-760-6634

Contact Persons E-mail address:

terri.bennett@vacasa.com

Utah State Tax Number:

(must be registered to Garden City)

13905689-003-STC

Owner of Property: Brett & Jamie Johnston	Address of STR Property: 705 N Lochwood View, Garden City, UT 84028
Owners Phone #: 801-388-4536 or 801-814-0648	Parcel ID Number: 41-17-240-0091
Owners mailing address: 1454 E. 2450 N. North OGDEN, Ut. 84414	Subdivision or resort where property is located: Lochwood
Owners e-mail address: jamie.johnston02@gmail.com	

P.O. Box 207 • 69 North Paradise Parkway • Garden City, Utah 84028

Phone: (435) 946-2901 • Fax (435) 946-8852

Email: townofgardencity@gmail.com • Website: www.gardencityut.us

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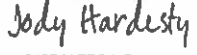
Incomplete applications will not be accepted.

DocuSigned by:

 F7BAFDE052D643E...
 Signature of the Owner of property

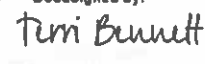
28-May-2020

Date

DocuSigned by:

 646B2AEBD24749D...
 Signature of Property Management Company

28-May-2020

Date

DocuSigned by:

 931107B14782118...
 Signature of Contact Person

19-Jun-2020

Date

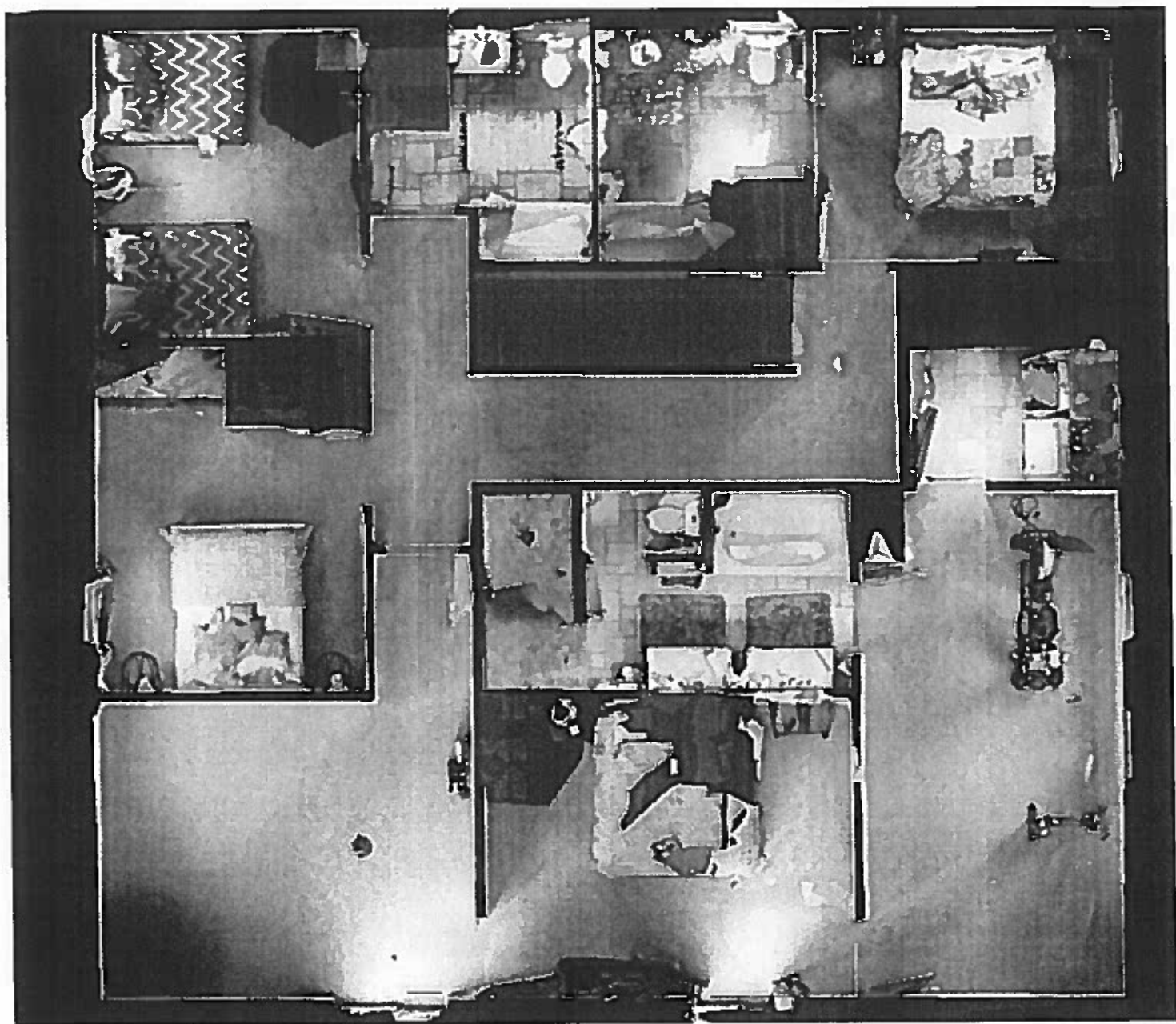
Application fee, NON-REFUNDABLE: \$100 plus \$140 per unit _____

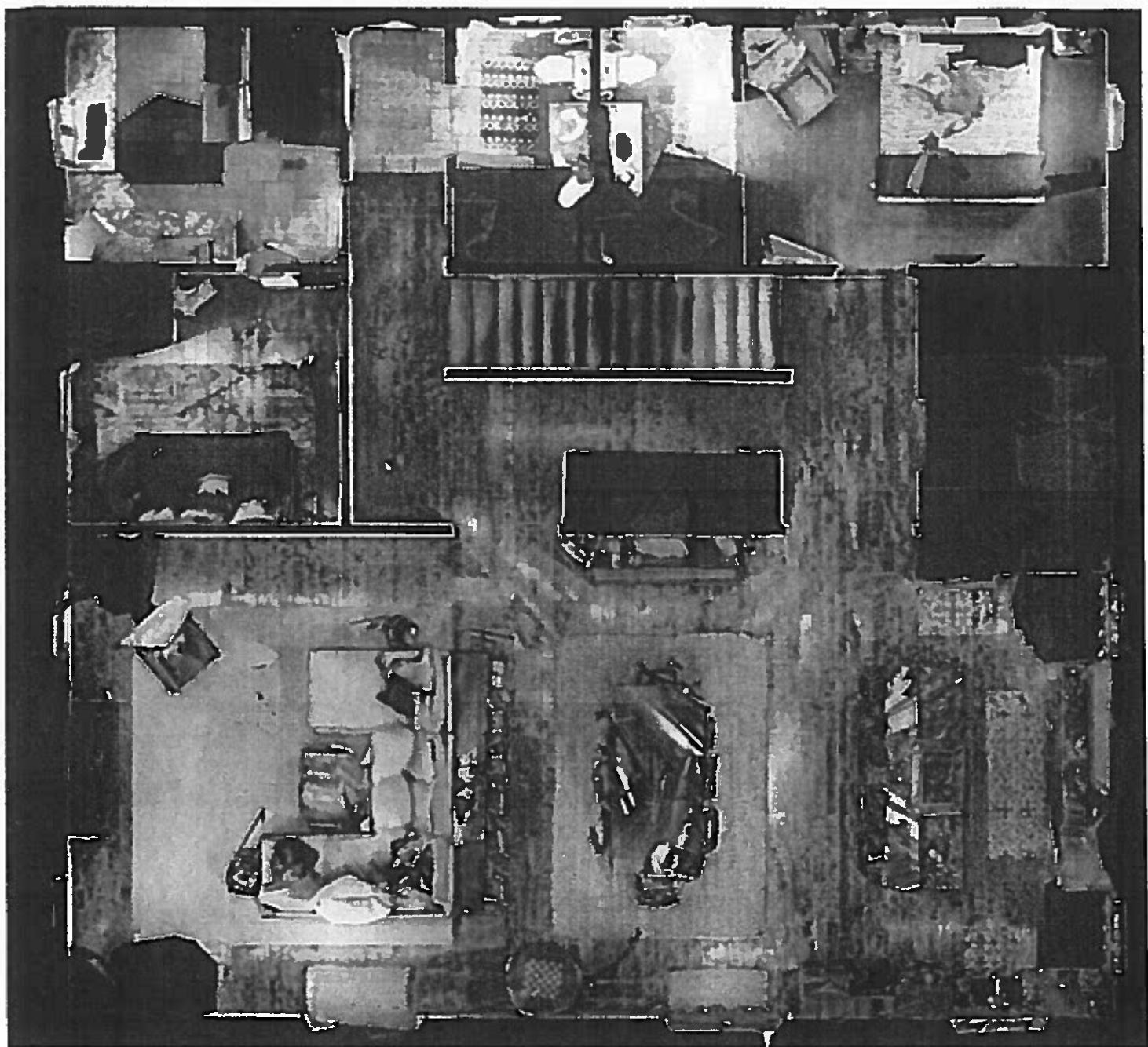
The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20 ____.

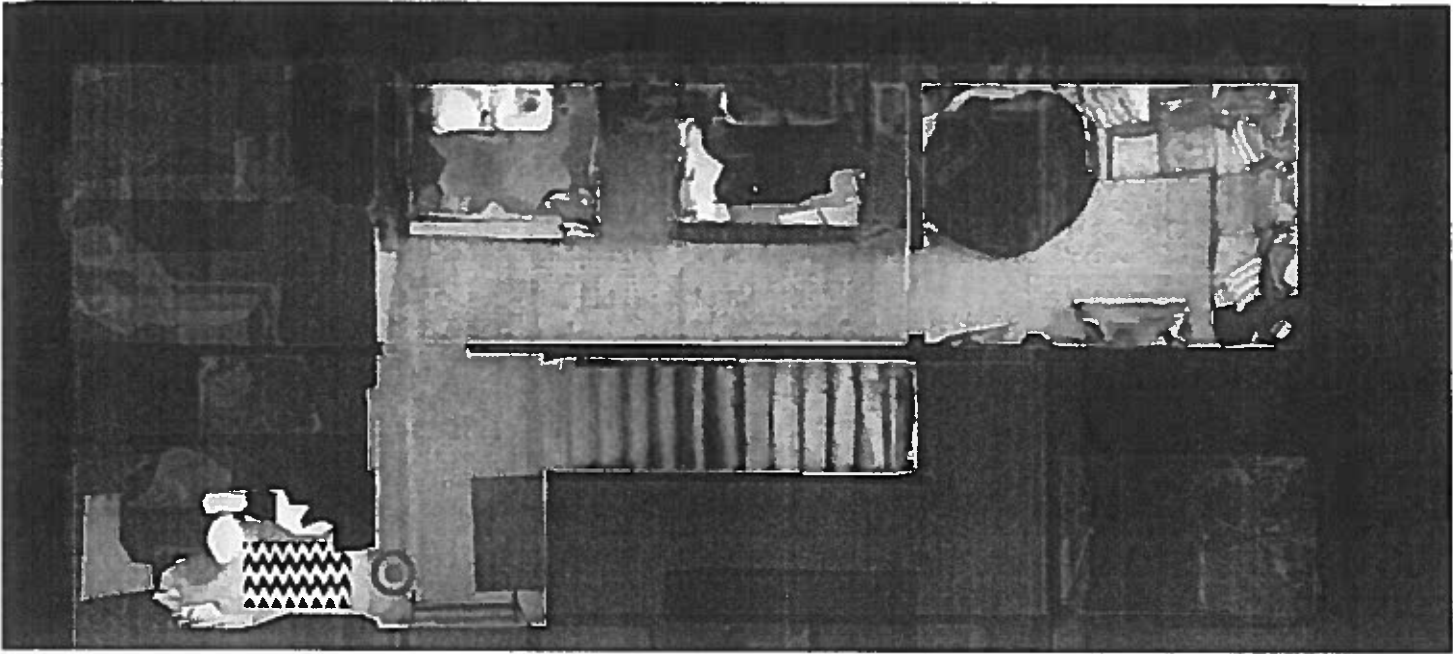
Google Maps 705 N Lochwood View, Garden City, UT 8402



Map data ©2020, Map data ©2020 20 ft







SHORT TERM/NOTICELY RENTALS INSPECTION CHECKLIST

Address: 705 N Lockwood V.22
 Date of inspection: 6/19/2020
 Owner: Brett Johnston
 Property Management: Vaccasa
 Contact Name: Terri Bennett
 Contact Phone #: 435-760-6634

		Time limit to correct
Safety Inspections:	/	
Handrails/ Guardrails	/	
Outdoor lights	/	
Emergency lights	/	
Water shut off	/	
Breaker box labeled	/	
Gas shut off	/	
Hot water heater	/	
Furnace	/	
Water working	/	
Kitchen sink	/	
Fire Extinguishers	/	
Electrical outlet plates	/	
Check address on unit	/	
Other		

18 20 21C 1
17.5 x 10
22C
22.5 x 10

Field inspection:

Property Management:

276.5

17.

۵۷

File:

June 19 - 2022

25

1

GARDEN CITY FIRE DISTRICT

PO BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84026

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

VACASA

Business Name: BRETT & JAMIE JOHNSTON Inspection Date: 6-17-20

Business Address: 705 N. LOCHWOOD VIEW Suite: _____ Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared			
ACCESS -							
1	OK Maintain fire lane free of obstructions			/ /			
2	Provide address numbering which is visible from street			/ /			
3	Provide supra box for fire dept. access						
EXITING							
4	Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /			
5	Exit door to open without a key or any special knowledge or effort						
6	Provide sign over main exit door(s)			/ /			
7	Repair non-operable exit door hardware			/ /			
8	Remove obstructions from door required to be closed						
9	Remove locks & latches from doors with panic hardware			/ /			
10	Remove storage from attic, under-floor and concealed spaces						
11	Provide/maintain exit sign/emergency lighting			/ /			
FIRE EXTINGUISHERS							
12	Have fire extinguisher serviced and tagged			/ /			
13	Provide/mount fire extinguisher as indicated						
14	Provide clear access to fire extinguisher			/ /			
15	Post a sign indicating fire extinguisher location						
16	Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /			
FIRE PROTECTION SYSTEMS							
17	Secure all system control valves in the open position	PASSED					
18	Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps						
19	Provide annual certification for sprinkler/standpipe system						
20	Provide sprinkler coverage in unprotected areas						
21	Provide spare sprinkler heads and/or compatible wrench	1 st	/ /				
22	Hood and duct extinguishing system to be serviced and tagged	2 nd	/ /				
23	Remove grease from hood, duct, and filters (keep clean)						
FIRE ALARM SYSTEMS							
24	Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /				
FIRE SEPARATIONS							
25	Repair holes in required fire resistive construction	3 rd	/ /				
26	Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /				
ELECTRICAL							
27	Discontinue use of extension cords	District attorney	/ /				
28	Install permanent wiring for fixed or stationary appliance						
29	Provide cover plates for all junction boxes	Final clearance	/ /				
30	Remove exposed wiring or protect in approved conduit	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community. BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ ____ Owner ____ manager ____ employee ____ other					
31	Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit						
32	Labeling electrical rooms and breaker						
FLAMMABLE LIQUIDS - COMPRESSED GASES							
33	Provide flammable liquid storage cabinet or reduce storage	INSPECTING OFFICER: _____ FPD _____ COMPANY _____ Shift _____ Page _____					
34	Remove all fueled vehicles or equipment from buildings						
35	Secure compressed gas cylinders						
STORAGE - HOUSEKEEPING							
36	Arrange storage in an orderly manner to provide access/egress	NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE					
37	Remove combustible storage from boiler, mechanical, or electrical rooms						
38	Reduce storage to 24" below ceiling or 18" from sprinkler heads						
39	Provide approved metal container from oily rag storage						
40	Remove waste & rubbish material from the premises daily	NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE					
41	Keep dumpster 5' away from buildings						
42	Clearance from ignition sources						
MISCELLANEOUS							
43	Other violations and comments	NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE					
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE							
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE							
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE							

DISTRIBUTION: WHITE TO FPD YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE



Welcome to

Garden City

Utah

Where Families Play

After Recording mail to:
Town of Garden City
PO Box 207
Garden City, Utah 84028

TOWN OF GARDEN CITY

Covenant to run with the Land

ON THIS 9th DAY OF JULY, 2020 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town") and, Nanette Pace Davis, property owner in the Town of Garden City, Utah (hereinafter known as the "owners") and owner of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as, Parcel #'s 41-30-080-0015 and 41-30-080-0016, more particularly described as follows:

Parcel #1: LT 15, BRIDGERLAND VILLAGE, PLAT E, PH II

Parcel #2: LT 16, BRIDGERLAND VILLAGE, PLAT E, PH II

(Hereinafter known as "property") and do hereby enter into this Agreement and Covenant as follows:

WHEREAS the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS owners are desirous of utilizing their land and improvements in a manner not strictly in conformity with the ordinances or statutes; and

WHEREAS the Town is willing to grant an encumbrance permit to the subject property based on the owner's providing the Town with a covenant to run with the land applicable to any and all heirs, successors of interest or assigns as set forth herein.

NOW THEREFORE, for valuable consideration received, the sufficiency of which is hereby acknowledged by the owners, the Town and the Owners do hereby covenant, promise, and agree as follows:

Covenant to run with the land
Nanette Pace Davis
July 9, 2020
Page 2

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 3 parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1, 2 and 3 as described above, covenants and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

This would also require the owner to bring property into conformity with any and all Garden City requirements, ordinances and regulations at the time of segregation.

1. THIS COVENANT shall be a covenant that runs with the land and shall be in perpetuity.
 2. THIS COVENANT shall be binding on all heirs, successors in interest, assigns, sureties, or any other persons hereinafter acquiring any interest in the property.
 3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the covenants would leave the Town irreparably injured, and that there is no adequate remedy at law save and except injunctive relief.
 4. THAT SHOULD THIS COVENANT have to be enforced, requiring the services of an attorney, either in Court, or in any administrative proceedings or otherwise, the Town shall be entitled to recover against the owners, or their successors, assigns, or heirs a reasonable attorney's fee for the enforcement of the covenant herein, as well as all costs and fees incurred therein.
 5. OWNER, HIS HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS promise to abide by the covenant and understand that the failure to abide by this covenant shall, be grounds for the Town to revoke the conditional use permit in addition to all other remedies, granted by
- Covenant to run with the land
Bliss Sawyer

Covenant to run with the land
Nanette Pace Davis
July 9, 2020
Page 3

the Town upon 10 days written notice to the property owners. Thereafter, the Town may enforce strict compliance with its land use planning and other ordinance allowable at law, and no claim or waiver estoppel shall apply as against the Town.

DATED this 9th day of July, 2020.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Nanette Pace Davis, Owner

State of Utah)
)§
County of _____)

On the _____ day of _____, 2020, personally appeared before me, _____
_____, who duly acknowledged to me that he executed the same.

Notary

**Application for Project Review
Garden City, Utah**

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☒ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: DAVIS CABIN Current Zone: _____ Proposed Zone: _____

Property Address: 6265 & 6305 LAKEVIEW DR., GARDEN CITY,

Parcel # 41-30-080-0015 & 41-30-080-0016

Contact Person: BRETT DAVIS Phone #: 801-587-2123

E-mail address: davis cb 858@gmail.com

Mailing Address: 979 N. 50. E., KAYSVILLE UT 84037

Applicant (if different): SAME Phone #: SAME

Mailing Address: SAME

Property Owner of Record (if different): NANETTE PACE DAVIS Phone #: 845-825-7260

Mailing Address: 979 NORTH 50 E., KAYSVILLE UT 84037

Project Start date: 2020 Completion date: 2021

Describe the proposed project as it should be presented to the hearing body and in the public notices.

COMBINE LOTS 15 + 16 OF PLAT E,
PHASE II OF BRIDGERLAND VILLAGE
INTO ONE LOT.

Lot Size in acres or square feet: 1.05
1.01 Number of dwellings or lots: 2 LOTS, 0 BLDGS.
(CURRENT)

Non-residential building size: —

I certify that the information contained in this application and supporting materials is correct and accurate.

C.B. Davis
Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. Owner of Record MUST sign the application prior to submitting to Garden City.

Nanette Pace Davis
Signature of Owner of Record

Signature of Owner of Record

Email Form

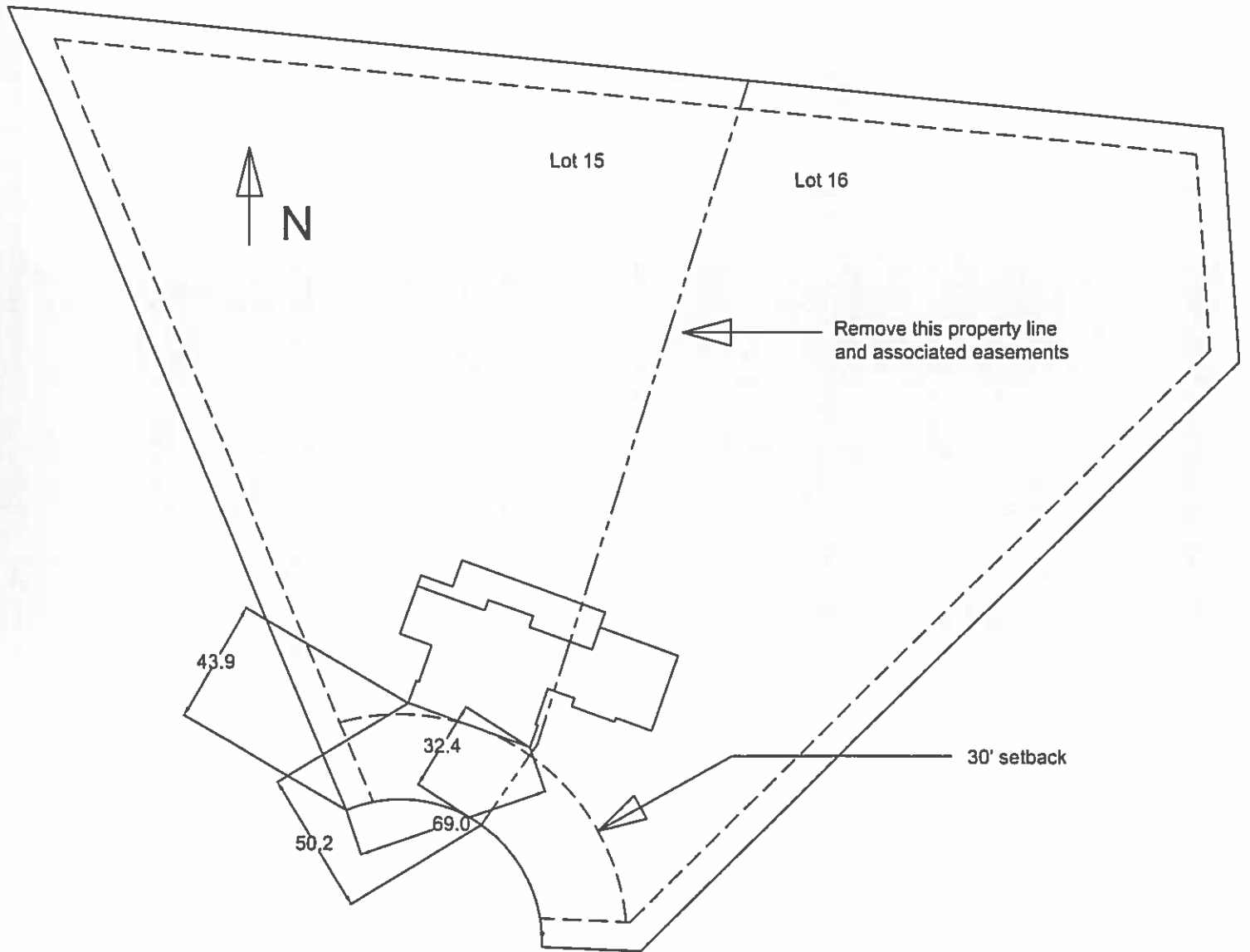
Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____



ORDINANCE #20-04

AN ORDINANCE UPDATING ALL ZONES WITH SMALLER LOTS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

NOW THEREFORE, be it ordained by the Town Council of the Town of Garden City, Rich County, State of Utah, that the following ordinances be changed as follows:

CHAPTER 11C-1100 RE/AG - Residential Estate/Agricultural Zone.

11C-1101 Purpose. To provide areas for large lot residential estate neighbors of a rural character together with a limited number of livestock activities in which the primary use involves raising, producing or keeping plants or animals

11C-1102 5-Acre Minimum Size.

11C-1103 Permitted Uses.

- A. Agriculture as defined herein.
- B. Dwellings for proprietors and employees of the use and animal training.
- C. Breeding or raising of fowl or other animals.
- D. Breeding of domestic animals.
- E. Nurseries and Greenhouses.
- F. Household Pets.
- G. Home Occupation.
- H. Single family dwelling.
- I. Accessory buildings and uses.
- J. Park or Playground.
- K. Landscaping and gardening.

11C-1104 Non-Permitted Uses

- A. Processing of animal or plant products
- B. Milk and feedlots
- C. Livestock Auctions

11C-1105 Conditional Uses.

- A. Church
- B. Public/Private School
- C. Public buildings
- D. Riding Stable. (Public or private with 6 or more horses)
- E. Stable, Private (provided not more than one horse per acre)
- F. Two-Family Dwelling
- G. Public Utility
- H. Clubhouse
- I. Cemetery
- J. Stands for sale of produce grown on premises
- K. Dude Ranch and Accessory Buildings
- L. Recreational Vehicle Storage Structure
- M. Home Occupation Daycare/Preschool
- N. Golf Course
- O. Kennels
- P. Rodeo
- Q. Overflow Parking
- R. Anything under 5 acre minimum not to go less than 1 acre.

11C-1106 Area, Width and Setback Regulations.

<u>District</u>	<u>Minimum Setbacks (in feet)</u>		
	<u>Front</u>	<u>Side</u>	<u>Rear</u>
RE/AG-1	30	100 & 12	30
Lots 7500 sq. ft. or less*	25	8 & 10	25

***Existing Lots of 7500 sq. ft. or less cannot be split**

11C-1107 Height Regulations. No building shall exceed 35 feet in height.

11C-1108 Modifying Regulations.

- A. Side setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1109 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1200 R-1 Single Family Residential Zone.

11C-1201 Purpose. To provide appropriate locations where low density residential neighborhood 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, which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

11C-1202 Permitted Uses:

- A. Single family dwellings
- B. Household pets
- C. Accessory uses and buildings
- D. Home Occupations
- E. Landscaping and gardening

11C-1203 Conditional Uses.

- A. Art museum, public
- B. Church
- C. Library, public
- D. Parking lot for permitted use
- E. Public building
- F. Park or playground, public
- G. Public Utility
- H. Public School
- I. Family Food Production (on lots over 15,000 only)
- J. Hobby occupations 1/3 of income
- K. Two family dwelling, provided an additional 1,000 square feet to lot size

11C-1204 Height Regulations. No main building shall be erected to a height greater than 35 feet or detached garage greater than 25 feet.

11C-1205 Area, Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
R-1-6	6,000	25	8 & 10	25
R-1-8	8,000	30	8 & 10	30
R-1-9	9,000	30	8 & 10	30
R-1-10	10,000	30	10 & 14	30
R-1-12	12,000	30	10 & 15	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

***Existing Lots of 7500 sq. ft. or less cannot be split**

11C-1206 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1207 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1208 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1300 MFR Multiple Family Residence Zone.

11C-1301 Purpose. To provide appropriate locations for apartment house neighborhoods. The regulations permit a variety of multiple family dwellings and necessary public services and activities. Certain retail and service activities which are in harmony with the intent of the regulations are allowed, subject to control.

11C-1302 Permitted Uses.

- A. Dwelling, single family
- B. Dwelling, two, three, and four family, on an individual lot
- C. Household pets
- D. Accessory uses and buildings
- E. Landscaping and gardening

11C-1303 Conditional Uses.

- A. Art museum, public
- B. Boarding house
- C. Church
- D. Dwelling, group
- E. Dwelling, multiple family (greater than 4)
- F. Fraternal beneficial societies
- G. Hospital (not including animal hospital)
- H. Institution providing residence and care for children
- I. Public library
- J. Lodging and/or boarding house (15 persons or less)
- K. Parking lot for permitted or conditional uses
- L. Public buildings
- M. Public park or playground
- N. Public utilities
- O. School
- P. Wedding chapel
- Q. Home Occupation Daycare/Preschool
- R. Home Occupation

11C-1304 Height Regulations. No building shall be erected to a height greater than 35 feet.

11C-1305 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
RM-5	15,000	30	8 & 10	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

***Existing Lots of 7500 sq. ft. or less cannot be split**

11C-1306 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.

- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. Area. For each two-family dwelling or more, 750 square feet additional for each additional family unit in a dwelling structure. For group dwellings, 5,000 square feet for the first separate structure plus 2,000 square feet for each additional separate dwelling structure.
- D. Group Dwellings. These buildings shall be considered as one building for the purpose of front, side and rear setback requirements, the entire group as a unit requiring one front, one rear and two side setbacks as specified for single dwelling structures. Group dwellings shall be not more than two and one-half (2-1/2) stories or 35 feet in height. Each two and one-half (2-1/2) story group dwelling development shall have a minimum court of 30 feet in width and 40 feet in length in addition to its required setbacks. Each one-story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required setbacks. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.
- E. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1307 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1310 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1400 RR Recreational Residential Zone

11C- 1401 Purpose. To provide appropriate areas for recreational residential developments and related services and activities. Certain retail and service activities which are in harmony with the intent of this chapter are allowed subject to controls and approvals.

11C-1402 Permitted Uses.

- A. Dwelling, single family
- B. Dwelling, two family

- C. Household pets
- D. Accessory uses and buildings
- E. Golf Course
- F. Park or playground
- G. Home Occupation
- H. Landscaping and gardening

11C-1403 Conditional Uses.

- A. Cluster residential dwellings on minimum sites of two (2) acres
- B. Condominium residential dwellings on minimum sites of four (4) acres
- C. Dwelling, group
- D. Dwelling, multiple family
- E. Lodge, private or public
- F. Clubhouse
- G. Riding stable, private or public
- H. Utility structures and easements
- I. Parking lot for permitted or commercial uses
- J. Café or restaurant
- K. Recreational vehicle storage structure

11C-1404 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1405 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
RR	12,000	30	8 & 10	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

***Existing Lots 7500 sq. ft. or less cannot be split.**

11C-1406 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback

for all buildings shall be 10 feet.

- C. Area. For each two-family dwelling or more, 750 square feet additional for each additional family unit in a dwelling structure. For group dwellings, 5,000 square feet for the first separate structure plus 2,000 square feet for each additional separate dwelling structure.
- D. Group Dwellings. These buildings shall be considered as one building for the purpose of front, side and rear setback requirements, the entire group as a unit requiring one front, one rear and two side setbacks as specified for single dwelling structures. Group dwellings shall be not more than 35 feet in height. Each dwelling development shall have a minimum court of 30 feet in width and 40 feet in length in addition to its required setbacks. Each one story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required setbacks. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.
- E. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1407 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1410 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1450 HE Hillside Estates

11C – 1451 Purpose: To provide appropriate locations above the Garden City canal, where low density residential neighborhoods may be established and maintained to protect the natural beauty and wildlife. Encourage parks and playgrounds, which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

11C – 1452 Permitted Uses:

- A. Single family dwellings, ¼ acre lots minimum
- B. Household Pets
- C. Accessory uses and buildings
- D. Landscaping and Gardening

11C – 1453 Conditional Uses:

- A. Agriculture Tourism
- B. Clubhouse
- C. Golf Course
- D. Parking lot for permitted use
- E. Park or Playground, Public
- F. Home Occupation. Which does not have more than two customers coming and going from the residence at the same time. No parking of construction equipment or storage of material.
- G. Cluster Development

11C – 1454 Height Regulations. No main building shall be erected to a height greater than 35 feet and no accessory building shall be erected to a height greater than 35 feet.

11C – 1455 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
HE	32,670 (3/4 acres)	30	15 & 15	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

***Existing Lots of 7500 sq. ft. or less cannot be split**

11C – 1456 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all building shall be ten (10) feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with the sewer and water requirements.

Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

(This ordinance was updated April 11, 2018)

CHAPTER 11C-1500 C Commercial Zone

Area		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front (Side facing road)	Side	Rear
C1	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C2	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C3	Minimum of 6000 ft.	20 Feet (unless being used for residential purpose; if being used for a residential purpose, it must meet appropriate setbacks for a single family residential zone-R1)	Ten (10) Feet	Ten (10) Feet
C4	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet

Existing Lots under 7500 sq. ft. cannot be split

11C-1501 Purpose. To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property.

11C-1502 C1 Zone.

A. Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments
6. Department Stores

Owners of commercial property may choose to have a single family residence as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

- B. Conditional Uses.
 - 1. Automobile Dealers
 - 2. Gas Stations with Convenience Stores
 - 3. Farmer's and Artisan's Market
 - 4. RV Park
 - 5. Stand Alone Accessory Building

11C-1503 C2 Zone.

- A. Permitted Uses.
 - 1. Commercial parking lots
 - 2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
 - 3. Commercial landscaping buildings
 - 4. Storage sheds
 - 5. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
 - 6.
 - 7. Lumber yard, provided all uses shall be within an enclosed building
 - 8. Small scale manufacturing, provided all uses shall be within an enclosed building. Owners of commercial property may choose to have a single family residence or multiple family residences as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.
- B. Conditional Uses.
 - 1. Automobile service stations for garages for repair of vehicles
 - 2. Farmer's & Artisan's Market
 - 3. RV Park
 - 4. Stand Alone Accessory Building

11C-1504 C3 Zone.

- A. Permitted Uses.
 - 1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
 - 2. None of the uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
 - 3. Owners of C3 Zone properties may choose to use them as either single-family residence or multiple family residences as long as construction

complies with the setbacks and guidelines of the respective type of residency.

- a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a fence up to 8 feet between the two properties to provide for privacy.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a fence, up to eight feet (8'), between the two properties for privacy.
- B. Conditional Uses.
1. Farmer's & Artisan's Market
 2. RV Park
 3. Church
 4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
 5. Stand Alone Accessory Building

11C – 1505 C4 Zone.

- A. Permitted Uses.
1. Stores, shops, and offices supplying commodities or performing Services such as banks, business offices, and other financial Institutions, hair salons, barbers, medical and dental offices, art galleries And similar enterprises provided that all uses can be conducted within the buildings.
 2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
 3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
 4. Hotels and Motels
 5. Restaurants and Fast Food Establishments
 6. Department Stores

If owners of commercial property choose to build single family residences, it must meet the Single Family R-1 zone requirements.

- B. Conditional Uses.
1. Automobile Dealers
 2. Gas Stations with Convenience Stores
 3. Farmer's and Artisan's Market
 4. RV Park
 5. Sexually Oriented Business
 6. Kennels
 7. Stand Alone Accessory Building

11C-1506 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1507 Area, Width, and Setback Regulations. See above table.

11C-1508 Landscaping and Front Elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire 10-foot front setback in C2 and 20-foot setback in C1 and C3 zone, be submitted and approved by the Planning Commission along with the front elevations of all buildings.

11C-1509 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all business buildings will be required to meet certain architectural standards. All business buildings shall have an outer appearance that is consistent with surrounding structures. All business buildings shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. The street facing exterior wall shall have a minimum of 25% stone or brick. Other materials may be approved through a Conditional Use, through a presentation with the Planning & Zoning Commission and approval by the Town Council. All materials are to have an earth tone color in nature and appearance. Architecture elevations must be reviewed and approved by the Planning Commission.

11C-1510 Parking. Refer to Ordinance 11C-300

11C-1511 Commercial Development Incentives. The Town Council of Garden City, at its sole discretion, may elect to reimburse all or part of any development fee or assessment and public infrastructure and service improvements associated with a business development. In addition, the Town may also elect, at its sole discretion, to provide public infrastructure and service improvements within the Garden City limits as an incentive to attract new business that will enhance the tax revenue base of the Town.

11C-1512 Administration. All fees and infrastructure improvements will be paid by the business requesting consideration.

11C-1513 Maintenance. All owners of property shall maintain all buildings, landscaping, fences, walls, drives, parking lots, signs or other structures located upon said property in good and sufficient repair and shall keep such premises painted, windows glazed, and otherwise maintain the property in a safe and aesthetically pleasing manner. Lawns shall be kept in a mowed condition. Roads and pavements shall be kept true to line and grade and in good repair. Drainage ditches shall be kept clean and free of any obstacles. Remedial action shall be taken by the property owner to repair and prevent soil erosion on the property. No unsightly condition will be allowed. Any undeveloped property in a development parcel shall be either maintained as cultivated agriculture, mowed regularly during the growing season, or landscaped or paved within one year from occupancy of the first phase.

Any structure, planting, driveway, parking lot, or service area that is damaged by the elements, by vandals, by vehicles, or from fire or any other cause shall be repaired as promptly as the extent of damage will permit.

Vacant buildings shall be kept locked and the windows glazed.

11C-1514 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

(Ordinance updated January 10th 2019.)

11C-1515 Commercial Building Splits. Refer to Ordinance 11E-506B 5a.

(Approved December 9, 2010.)

CHAPTER 11C-1600 HC Highway Commercial Zone.

11C-1601 Purpose. To provide commercial areas on major highways for the location of traveler services and highway oriented commercial uses.

11C-1602 Permitted Uses.

- A. All uses, subject to conditional use permit.
- B. Landscaping and gardening.

11C-1603 Conditional Uses.

- A. Restaurant or drive-in café
- B. Motels
- C. New and used automobile agency
- D. Farm machinery and equipment sales
- E. Nurseries and greenhouses
- F. Mobile home sales
- G. Drive-in theater
- H. Bowling alley, other commercial recreation facilities
- I. Automobile service station, auto accessories
- J. Daycare/Preschool Centers
- K. Accessory buildings and uses.
- L. Stand Alone Accessory Building

11C-1604 Height Regulations. No building or structure shall be erected to a height greater than 35 feet.

11C-1605 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
CH HC	20,000 Sq. Ft.	20	Ten (10) Feet	Ten (10) Feet

***Existing Lots of 7500 sq. ft. or less cannot be split**

11C-1610 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1650, H/M Hotel/Motel Zone

11C-1650 Purpose: To provide appropriate locations for Hotel and Motel development with community retail and service activities in locations convenient to serve the residents and compatible to the tourism industry and protect surrounding residential property.

11C-1651 Permitted Uses:

- A. Stores, shops, hair salons, barbers, massage salons, art galleries and similar enterprises provided that all uses can be conducted within the Hotel/Motel building.
- B. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
- C. Bowling alley, dance hall, skating rinks (roller or ice skating), theaters, arcades, and pool halls that must be incidental to the hotel/motel.
- D. Restaurants and Fast Food Establishments that must be incidental to the hotel/motel.
- E. Residential homes are allowed, but cannot exceed the height for the underlying residential zone.

11C-1652 Conditional Uses:

- A. Gas Stations with convenience stores.
- B. Parking lots.
- C. Glamping.
- D. Stand Alone Accessory Building

11C-1653 Height Regulations. Building heights may be extended beyond the thirty-five (35) foot limit in the Hotel/Motel zone. Special consideration should be taken with regard to view

corridors of adjacent buildings. The maximum height of any building in this zone shall be reviewed by the Planning Commission and approved by the Town Council. The proposed height for all structures from the average original grade of the proposed building footprint shall be shown.

		<u>Minimum Setbacks (in feet)</u>		
<u>District</u>	<u>Area in Sq. Ft.</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
H/M	43,560 (1 acre)	50	25	50
	217,800 (5 acres)	100	50	100
	Lots 7500 sq. ft. or less*	25	8 & 10	25

***Existing Lots of 7500 sq. ft. or less cannot be split.**

11C-1654 Landscaping and front elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire front setback, side setbacks and rear setback be submitted and approved by the Planning Commission and approval of the Town Council, along with the elevations for all views of the buildings.

This Ordinance was approved April 11, 2018.

CHAPTER 11C-1700 BD Beach Development Zone.

11C-1701 Purpose. To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities.

11C-1702 Permitted Uses.

- A. Single family dwellings
- B. Accessory buildings conducive to single-family dwellings.
- C. Landscaping and gardening

11C-1703 Conditional Uses.

- A. Note: No structures except those related to marinas will be allowed within thirty (30) feet of the 5,923.65 feet – Rocky Mountain Power datum contour level surrounding Bear Lake which contour represents the high water level of the lake.
- B. Dwelling, two family
- C. Dwelling, group

- D. Dwelling, multiple family
- E. Cluster residential dwellings
- F. Lodge, private or public
- G. Clubhouse private or public
- H. Marinas
- I. Home Occupation Daycare/Preschool
- J. Accessory buildings and uses

11C-1704 Height Regulations. No building shall be erected to a height greater than 35 feet.

11C-1705 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
BD	7,500	30	8 x 10	30
	Lots 7500 sq. ft. or less*	25	8 x 10	25

***Existing Lots 7500 sq. ft. or less cannot be split**

11C-1706 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setbacks of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1707 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water restrictions.

11C-1710 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

(These Ordinances were updated April 11, 2018)

CHAPTER 11C-1800 M Manufacturing Zone

11C-1801 Purpose. To provide areas where industries necessary and beneficial to the local economy may locate and operate. The regulations of the zone are designed to protect and preserve the environment of the zone and adjacent areas.

11C-1802 Permitted Uses.

A.

11C-1803 Conditional Uses.

- A. Any manufacturing, processing, assembling, research, wholesale or storage use.
- B. Accessory buildings and uses customarily incidental to the above uses.
- C. Landscaping and gardening.
- D. Restaurants and service stations.
- E. Manufacture of any of the following products from raw materials; acids, asphalt, carbide, caustic soda, carbon or bone black, cellulose, charcoal, chlorine, fertilizer, hydrogen, industrial alcohol, nitrates of an explosive nature, plastics portland cement, potash, synthetic resins and fibers.
- F. Any of the following processes: distillation of wood or bones; nitrating of cotton or other materials; reduction, refining, smelting and alloying of metals or metal ores; refining of petroleum and petroleum products; slaughtering and packing of animals larger than poultry or rabbits; tanning of raw, green or salted hides or skins.
- G. Storage of fireworks or explosives except where incidental to a permitted use; manufacture of fireworks or explosives not permitted.
- H. Automobile salvage and wrecking operations, and industrial metal, rag, glass or paper salvage operations provided that all operations are conducted within a solid view obscuring wall or fence not less than 8 feet in height.

11C-1804 Height Regulations. No buildings shall exceed 35 feet.

11C-1805 Area, Width and Setback Regulations. Ten (10) Feet except that for any parcel in the M-1 zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the front, side and rear setbacks as prescribed for the most restrictive adjoining zone shall be maintained in the M-1 zone.

A. Existing Lots 7500 sq. ft. or less cannot be split.

11C-1810 Developers Requirements. When ingress and egress is adjacent to existing

residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

APPROVED AND ADOPTED this 9th day of July, 2020

APPROVAL:

Attest:

Voting:

Argyle

Hansen

Parry

Pope

Leonhardt, Mayor

Aye Nay
