

Enoch City is inviting you to a scheduled Zoom meeting.

Topic: Enoch City Planning Commission

Time: Mar 23, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89497275648>

Meeting ID: 894 9727 5648

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Meeting ID: 894 9727 5648

ENOCH CITY PLANNING COMMISSION

NOTICE AND AGENDA

March 23, 2021 at 5:30pm

City Council Chambers

City Offices, 900 E. Midvalley Road

- 1. CALL TO ORDER OF REGULAR MEETING**
 - a. Pledge of Allegiance –**
 - b. Invocation –Audience invited to participate.**
 - c. Inspirational thought-**
 - c. Approval of agenda for March 23, 2021**
 - d. Approval of minutes for March 9, 2020**
 - e. Conflict of Interest Declaration-**
- 2. CONSIDER THE MINOR SUBDIVISION FOR TOO UNIQUE PROPERTIES, LCC-Woolsey Surveying-The Commission will consider the application and make a recommendation to the City Council.**
- 3. CONSIDER REVISIONS TO THE ENOCH ZONING ORDINANCE, CHAPTER 12-2300-RECREATIONAL VEHICLE PARK (RVP) AND SET A PUBLIC HEARING FOR APRIL 13, 2021-City Mgr. Dotson-The Commission will consider amending the above referenced item and set a public hearing.**

4. **CONSIDER ZONE CHANGE REQUEST FOR WILLOW GLEN HOLDINGS, LLC FROM COMMUNITY COMMERCIAL-(C-C) TO RECREATIONAL VEHICLE PARK (RVP) AND SET A PUBLIC HEARING FOR APRIL 13, 2021**-Go Civil Eng.-The Commission will consider the application for the zone change and set a public hearing.
5. **CONSIDER ZONE CHANGE REQUEST FOR GRIMSHAW PROPERTY LOCATED ON MIDVALLEY ROAD FROM SINGLE FAMILY RESIDENTIAL R-1-18 TO SINGLE FAMILY RESIDENTIAL R-1-11**-Go Civil Eng.-The Commission will consider the application for the zone change and set a public hearing.
6. **CONSIDER AMENDING THE ENOCH ZONING ORDINANCE TO CHANGE THE SET-BACKS FOR NEW HOMES IN SINGLE FAMILY R-1-18 ZONES AND SET A PUBLIC HEARING FOR APRIL 13, 2021**-City Mgr. Dotson-The Commission will consider the change and set a public hearing.
7. **CONSIDER CHANGING ANNEXATION POLICY PLAN LINES**-City Mgr. Dotson-The Commission will continue the discussion of changing the current annexation boundary lines.
8. **PUBLIC COMMENTS**
9. **COMMISSION/STAFF REPORTS**
10. **ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, emailed to "Cedar City Daily News", posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on March 19, 2021.

 3-19-21
Julie Watson, Recorder Date

MINUTES
ENOCH CITY PLANNING COMMISSION
March 9, 2021 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Commissioner Leonard Correa
Commissioner Greg Peterson-Zoom
Commissioner Andrew Meacham-Zoom
Commissioner Debra Ley
Commissioner Bob Tingey

STAFF PRESENT:

Rob Dotson, City Manager
Council Member Ross
Julie Watson, City Recorder-Zoom

PUBLIC PRESENT: Steve Woolsey

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Tingey at 5:40 pm.
 - a. **Pledge of Allegiance** –Led by Steve Woolsey
 - b. **Invocation** –Audience invited to participate. Given by City Manager Dotson
 - c. **Inspirational thought**-Given by Commissioner Peterson
 - c. **Approval of agenda for March 9, 2021**-Commissioner Ley made a motion to approve the agenda. Motion was seconded by Commissioner Correa and all voted in favor.
 - d. **Approval of minutes for February 23, 2021**-Commissioner Peterson made a motion to approve the minutes. Motion was seconded by Commissioner Meacham and all voted in favor.
 - e. **Conflict of Interest Declaration**-none stated

2. **CONSIDER TRUJILLO MINOR SUBDIVISION**-Woolsey Surveying-The Commission will consider the minor subdivision application and make a recommendation to the City Council.

Steve Woolsey came up to represent the owners. He said they are dividing their property into two parcels and he stated possible plans for one parcel being old although that is not relevant to this process. There was brief discussion of the dirt road which is the main access to the parcel with the home on it. Steve noted this is routine except for the fact that Johnny Trujillo, not understanding the process with the City, had split the lot and created two deeds which he recorded. Although the deeds have been recorded the process was not valid because it did not go through the minor subdivision application we are requesting tonight to make it legal. Steve noted this was a simple mistake and no harm has been done. Now we are correcting it. This is standard in all other ways and he has created the Record of Survey. Chairman Tingey asked if there were any questions and asked for a motion to make a recommendation to the City Council. It was noted that now the Planning Commission Chairman signs and dates the deeds so it is known by the County Recorder that it went through the City procedures. There was brief discussion of the error and that it was not intentional fraud or anything like that and new deeds will be created and signed by the Planning Commission Chairman to make it correct.

Commissioner Meacham made a motion to send a favorable recommendation to the City Council to approve the Minor Subdivision and Record of Survey for Johnny & Crystal Trujillo. The motion was seconded by Commissioner Ley and all voted in favor.

3. **CONSIDER THE IOTA, LLC MINOR SUBDIVISION-** Woolsey Surveying-The Commission will consider the minor subdivision application and make a recommendation to the City Council.

Steve Woolsey also represents this owner. He said a few weeks ago we did another minor subdivision and this is adjacent to that one. He pointed out where it is located noting that they will notice the new parcel numbers are missing. He explained that the issue is with the seller of the property who had to sign a "consent to record" form. She lives in Hurricane and after signing it she mailed the consent and it has not arrived in the mail yet so the previous minor subdivision deeds have not yet been recorded. That is why he does not have the parcel numbers to put on this Record of Survey showing the adjacent minor subdivision with parcel numbers as is the regular process. This will be corrected as soon as the consent to record comes and deeds can be taken to the County Recorder for recording which is when the parcel numbers are assigned. This should happen before this gets to the City Council so he will correct the plat at the time he gets the parcel numbers. It is just a minor glitch and will be easily corrected. There was more brief discussion and noted this is irregular but will be fixed. Chairman Tingey asked if there were other questions or concerns. City Manager Dotson noted this is routine and meets requirements. Chairman Tingey asked for a motion to send a recommendation to the City Council.

Commissioner Ley made a motion to send a favorable recommendation to the City Council on the IOTA, LLC Min or Subdivision with the contingency that the parcel numbers be added to Record of Survey when the deeds from the first minor subdivision are recorded and parcel numbers assigned. Motion was seconded by Commissioner Correa and all voted in favor.

4. **CONSIDER ANNEXATION DECLARATION BOUNDARY LINES-**City Mgr. Dotson. The Commission will consider annexation boundary lines per suggestions from Iron County Planner.

There was discussion of the current Annexation Declaration Boundary lines with respect to Iron County's Tier 2 and Tier 3 boundary lines, section lines and Cedar City's Annexation Declaration Boundary lines. City Manager Dotson said the correct terminology for these lines in State law is now an Annexation Policy Plan. All agreed the information given by Reed Erickson, County Planner, was very insightful and informative giving us something to consider in regard to possible revisions. City Manager Dotson said one of the main concerns has to be the City's ability to provide services to an area. Each area Reed expressed concerns or opinions about was discussed in detail. City Manager Dotson expressed the thought that Bulldog Road as the west boundary of Enoch City historically been the line to stop western expansion for the reason of our ability or even desire by the City to provide services farther to the west. He discussed in detail where water and sewer lines exist and challenges with expansion.

The area east of I-15 was discussed and it was noted we do provide water to some homes on that side. All agreed providing service to that area was a big challenge with much of the area being BLM or SITLA land that would most likely never annex anyway. Consideration should be given to changing the line to cut it off at I-15.

The northern boundary is currently 6400 North which is where the future planned belt route will run. It is mostly on private land and that may be a good place for Enoch's northern boundary as the area is zoned for commercial and industrial uses. The belt route is meant to run big trucks out there instead of on City roads. It was noted the southern portion of the belt route is already built from Kanarrville to 5600 North.

The southern boundary is a major concern because it overlaps with Cedar City's declaration line. City Manager Dotson said at the time that happened, he attended meetings and tried to work with Cedar City but they refused to talk to Enoch and that is how the overlap

occurred. That needs to go away. The actual line Enoch would most likely want would be behind the bowling alley and along property lines that go through the Maxwell Farms area.

After much discussion of how to go about this process, it was noted at some point we would invite the property owners in the southern area to express their thoughts, plans and feelings about the future uses of their property and if they would like to be included in the Annexation Declaration boundary. Many are farming now with children who have no interest in farming in the future so that is feasible for that area to be included in Enoch at some future date. It was noted we already provide water to some residents who gave us easements for our water line so the services are right there and easy to provide. We would want the input from those who would be affected. After more discussion and questions it was decided that discussions would continue and we would get a map we could draw lines on as decisions are made. After a plan is in place a public hearing would be set. No action was taken.

- 5. CONSIDER CHANGING FRONT SET-BACKS FOR HOMES FROM 35 FEET TO 25 FEET**-City Mgr. Dotson-The Commission will consider a proposal from a landowner to make this change.

Chairman Tingey said we are having this discussion because a landowner planning to develop has submitted a letter requesting the City change the front set-backs for homes. He is an area where septic tanks have to be installed and due to the need for a larger area for leach lines he thinks the 35 foot set-back is too much. He listed other towns in the area where all have 25 foot set-backs except for Enoch. In the discussion it was noted we would not be doing this for one person but to be reasonable to all if it is decided a change is in order. The only issue noted was from Commissioner Meacham who said in regard to gas lines, the gas company prefers to be on the farthest outside area of any easement to keep the gas as far from homes as possible. There are some areas that have 15 foot easements and some that have 10 foot easements. He suggested if the easement is 15 feet then a 35 foot set-back would be fine and if it is a 10 foot easement then a 25 foot set back would be preferred but could be worked with either way. After much discussion it was decided City Manager Dotson would write an ordinance to that effect and the Planning Commission would review it in the next meeting and set a public hearing. No action was taken.

- 6. PUBLIC COMMENTS**-none

7. COMMISSION/STAFF REPORTS

Council Member Ross reported the City Council appreciates the Planning Commission and their hard work. In regard to the PUD situation, the committee plans to create a very detailed ordinance and keep Chapter 11 but they appreciated the hard work the Planning Commission did and will base some of their requirements on things discussed and pros and cons.

City Manager Dotson reported the State Legislature has passed a number of bills that affect local control in regard to land use issues, building inspection issues and policing. As things come up requiring changes he will bring them to the Planning Commission. He also reported that Planning Commission Members will be required to have a minimum of three hours of land use training each year. He will facilitate different ways to meet that requirement. There were no other comments.

- 8. ADJOURN**-Motion to adjourn by Commissioner Ley. Motion was seconded by Commissioner Correa and all voted in favor. The meeting ended at 8:10 pm.

Julie Watson, Recorder

For Office Use Only

Fees received by: _____ Date of submittal: _____
Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have
been provided: _____

PC/CC Meeting Date: _____



Final Plat Application
MINOR SUBD.

\$ 365.85

Project/Subdivision Name: NATHANIEL PUGH & GEORGE LUTTERMAN
Approx. Location: SEC. 1, T35S, R11W
Parcel Number(s): A-0963-0000-0000 Total Acres: 58.17
Current Zone: R-1-18

Surrounding Land Uses: R-1-18
Number of Lots: 4 # Lots Per Acre: WITH (1) PARCEL ADJUSTMENT
Phase: _____ of _____ PUD: Yes / No PARCEL.

Contact Information

Developer or Agent

Name: NATHANIEL PUGH
Company Name: TOO UNIQUE PROPERTIES, LLC
Address: 259 W 200 N
City/State/Zip: CEDAR CITY, 84720
Phone: 435-531-6716 Fax: _____
Email: NATHANIEL.PUGH@gmail.com

Best Way/Preferred Method of Contact:

☒ Email _____ Phone _____ Fax _____ Mail _____

Surveyor

☒ Check here if same as Engineer

Name: _____
Company: _____
License #: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

Developer's Engineer

Name: STEVE WOOLSEY
Company: WOOLSEY LAND
License #: 4938769
Address: 50 W 3600 N
City/State/Zip: ENOCH
Phone: 889-2315 Fax: _____
Email: STEVE.WOOLSEY@FIDWEST.COM

Best Way/Preferred Method of Contact:

____ Email ☒ Phone _____ Fax _____ Mail _____

Property Owner(s)

☒ Check here if same as Developer

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
Email: _____

CHAPTER 12-2300. RECREATIONAL VEHICLE PARK RVP

Section 12-2301. PURPOSE.

Section 12-2302. DEFINITION.

Section 12-2303. PERMITTED USES.

Section 12-2304. ~~CONDITIONAL USES.~~ (renumbering hereafter)

Section 12-2305. ZONING RESTRICTIONS.

Section 12-2306. RECREATIONAL VEHICLE DEVELOPMENT STANDARDS.

Section 12-2307. RECREATIONAL VEHICLE SANITATION REQUIREMENTS.

Section 12-2308. SITE PLAN APPROVAL

Section 12-2309. TRASH STORAGE.

Section 12-2310. SIGNS.

Section 12-2311. HOUSEHOLD PETS

12-2301. PURPOSE.

To provide a place for recreational vehicles or travel trailers to stop overnight or for a limited stay, less than 122 days. This is not to be construed as a permanent residence.

12-2302. DEFINITION.

- A. Recreational Vehicle or Travel Trailer. A vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use. The vehicle is less than forty-four (44) feet in length.
- B. Park Model. A recreational vehicle model with less than four hundred (400) square feet, designed as a temporary dwelling for recreation or seasonal living.

12-2303. PERMITTED USES.

- A. Household pets.
- B. Park models.
- C. Recreational vehicles.

~~12-2304. CONDITIONAL USES.~~

- A. Park or playground.
- B. Private recreational grounds and facilities.
- C. Public utilities, essential services.

12-2305. ZONING RESTRICTIONS.

Anything in these ordinances notwithstanding, no recreation vehicle, travel trailer or park model, as herein defined, shall be located, placed, used or occupied in any zone of Enoch City except within approved zones; provided however, that recreational vehicles, travel trailers or park models may be stored, displayed, and sold, but not occupied as living quarters, in commercial and industrial zones. Recreational vehicles or travel trailers may also be stored, but not occupied as living quarters in residential districts.

12-2306. RECREATIONAL VEHICLE PARK DEVELOPMENT STANDARDS.

- A. Minimum Size. Each recreational vehicle park shall have a minimum size of two (2) acres.
- B. Access Roads. ~~Each recreational vehicle park shall be provided with a hard surface (concrete or asphalt) road of at least thirty (30) feet wide to serve each recreational~~

~~vehicle space and common areas.~~ Any access road connecting two or more public streets shall be arranged to prohibit through traffic.

- C. Access. Access to all recreational vehicle parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No recreational vehicle space shall have direct vehicular access from a public street. ~~There shall be a minimum of two accesses for each recreational vehicle park.~~
- D. Off-Street parking. ~~Hard surfaced p~~Parking spaces shall be provided for the parking of each recreational vehicle located in the recreational vehicle park.
- E. The maximum density for a recreational vehicle park shall not exceed twenty (22) units per gross acre.
- F. Each recreational vehicle space shall have a minimum width of fifteen (22) feet and all recreational vehicles shall be able to park in designated spaces and no portion of a driveway or roadway may be used for recreational vehicle parking.
- G. Minimum yard clearances for a recreational vehicle park:
 - 1. Front or side yard on a public street shall be twenty-five (25) feet.
 - 2. Side yard bordering adjacent property shall be ten (10) feet.
 - 3. Rear yard bordering adjacent property shall be ten (10) feet.
 - 4. A six (6) foot high, ~~solid~~ visual barrier fences or wall, properly related to surrounding topography and the character of the surrounding area, shall be erected on the two sides and rear of a recreational vehicle park ~~when it is located adjacent to any use~~; except at the point where a public street intersects with an access road, the fence or wall shall only be four (4) feet in height.
- H. There shall be a facility for an on-site manager as well as office space for said manager.

12-2307. RECREATIONAL VEHICLE SANITATION REQUIREMENTS.

- A. There shall be one (1) or more locations within every recreational vehicle park which provides toilet and shower facilities. They shall be convenient of access and shall be located within a 500 foot radius from any recreational vehicle site not provided with an individual sewer connection. If facilities for both males and females are housed within the same structure, they shall be separated and appropriately marked. Please refer to the Uniform Plumbing Code, Mobile Home Parks & Recreational Vehicle Parks for further information on requirements.
- B. Only water from approved sources shall be used. Where an approved public water supply system is available, it shall be used.
- C. An adequate and approved drainage system shall be provided in all recreation vehicle parks for conveying and disposing of all sewage. Where available, parks shall be connected to a public sewer system.
- D. One (1) recreational vehicle waste disposal station shall be provided for each 100 recreational vehicle sites, or part thereof, which are not equipped with individual sewer connections. Each station shall be level, convenient of access from the service road, and shall provide easy ingress and egress for recreational vehicles. All sanitary sewer disposal systems must comply with all requirements under the direction of the Cedar City Wastewater Treatment Facility Pretreatment Programs.
- E. Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground.

12-2308. SITE PLAN APPROVAL.

A conceptual drawing, a preliminary site plan, ~~and~~ a construction drawing ~~and the final plat~~ for the development of the park shall be submitted to the Planning Commission for recommendation to the City Council for approval or denial. The ~~final plat~~ construction plans must be approved by

the City Engineer before any building or structure is placed upon or constructed within a recreational vehicle park. ~~This is in accordance with the Subdivision Ordinance of Enoch, Utah.~~

12-2309. TRASH STORAGE.

Containers for trash storage of a size, type and quantity approved by the Enoch City Council shall be provided in locations approved by the Enoch City Council. They shall and be placed so as to be concealed from street view, and shall be easily accessible by collection vehicles.

12-2310. SIGNS.

- A. Adequate signs and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.
- B. Signs which identify or advertise the recreational vehicle park may be erected, ~~if approved by the Planning Commission~~ as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said signs shall not be animated or illuminated except by direct non-flashing lights.
- C. Other signs permitted in the Recreational Vehicle Park District shall be limited to the following:
 - 1. One civic sign not to exceed thirty-two (32) square feet in sign area.
 - 2. One real estate sign not to exceed eight (8) square feet in sign area.

12-2311. HOUSEHOLD PETS.

Household pets are allowed. All pets must be kept on a leash at all times. Non-household pets are prohibited.

ENOCH CITY REQUEST FOR ZONE CHANGE

OWNER'S NAME(S) Brad Lark

Willow Glen Holdings LLC

ADDRESS 3308 N. Bulldog Road

Enoch, UT 84721 - 7015

TELEPHONE (435) 586-3275

E MAIL _____

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

With this application, include 7 copies of 11"x17" size of plat map showing areas to be rezoned including surrounding area within ½ mile of this property.

Your request will be reviewed by the Enoch City Planning Commission, who, if they approve, will hold a required public hearing after ten (10) days notice is published in the local newspaper, on the City website and at the City Office. The area to be rezoned will also be posted with signs to inform the nearby residents. The Planning Commission will then make a recommendation to the City Council, who will deliberate the matter and either approve or deny the zone change by ordinance.

The fee for the zone change request is \$500, payable upon submission of the request and plat maps.

Paid Waived per City error on last zone change - dtd Check # _____ Date _____

I, Julie Watson, Enoch City Recorder, accept this zone change request and will begin the process to facilitate the requested zone change.

Julie Watson, Enoch City Recorder Date _____

\$ 500.00 Fee Waived Per Rob Dotson.

0 100' SCALE IN FEET



RESIDENTIAL/COUNTY ZONE BOUNDARY
REGIONAL COMMERCIAL ZONE BOUNDARY
PROPOSED ZONE CHANGE AREA

CHECKED:	SCALE: (1" = 100')	DRAWN: MS	SHEET: 1 OF 1
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THESE ARE THE NEW EDITIONS OF THE

WILLOW GLEN RV CAMPGROUND
FOR
ZONE CHANGE



GO CIVIL
ENGINEERING

590 N. 800 W. CEDAR CITY, UT 84721
#14323 585-9592 WWW.GO CIVIL.NET

ENOCH CITY REQUEST FOR ZONE CHANGE

OWNER'S NAME(S) Randy Grimshaw Trustee
Norman J. Grimshaw family Trust.

DocuSigned by:

Randy Grimshaw Trustee

30650AD1BB9340C...

ADDRESS

1-801-943-2449

TELEPHONE

r.grimshaw641830@gmail.com

E MAIL

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

See Attached Plot map. Property owner does not
want to rezone Commercial that is already
Commercially zoned.

With this application, include 7 copies of 11"x17" size of plat map showing areas to be rezoned including surrounding area within ½ mile of this property.

Your request will be reviewed by the Enoch City Planning Commission, who, if they approve, will hold a required public hearing after ten (10) days notice is published in the local newspaper, on the City website and at the City Office. The area to be re-zoned will also be posted with signs to inform the nearby residents. The Planning Commission will then make a recommendation to the City Council, who will deliberate the matter and either approve or deny the zone change by ordinance.

The fee for the zone change request is \$500, payable upon submission of the request and plat maps.

Fee will be paid by
Paid Tim Stewart Check # Date 3/17/2021

I, Julie Watson, Enoch City Recorder, accept this zone change request and will begin the process to facilitate the requested zone change.

Julie Watson, Enoch City Recorder

Date

CURRENT SETBACKS BY ZONE

CHAPTER 12-1300. RURAL RESIDENTIAL DISTRICT R-R-5, R-R-2, R-R-1

12-1305. MINIMUM AREA, WIDTH, AND YARD REQUIREMENTS.

<u>District</u>	<u>Area</u>	<u>Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
R-R-5	5 acres	200 ft.	35 ft.*	10 ft.	10 ft.
R-R-2	80,000 sq. ft.	200 ft.	35 ft.*	10 ft.	10 ft.
R-R-1	40,000 sq. ft.	145 ft.	35 ft.*	10 ft.	10 ft.

The front yard set-back on a lot adjoining a cul-de-sac shall be no less than twenty (20) feet at any point of the arc.

CHAPTER 12-1400. SINGLE FAMILY RESIDENTIAL DISTRICT R-1-18

12-1405. MINIMUM AREA, WIDTH AND YARD REQUIREMENTS

<u>District</u>	<u>Area</u>	<u>Front Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
R-1-18	18,000 sq. ft.	99 ft.	~~35~~ 25 ft.*	10 ft.	10 ft.

Side yard - On corner lots, the side yard which faces on a street be no less than twenty (20) feet.

The front yard set-back on a lot adjoining a cul-de-sac shall be no less than twenty (20) feet at any point of the arc.

CHAPTER 12-1500. SINGLE FAMILY RESIDENTIAL DISTRICT R-1-11

12-1505. MINIMUM AREA, WIDTH AND YARD REQUIREMENTS.

<u>District</u>	<u>Area</u>	<u>Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
R-1-11	11,000 sq. ft.	75 ft.	25 ft.	10 ft.	10 ft.

The front yard set-back on a lot adjoining a cul-de-sac shall be no less than twenty (20) feet at any point of the arc.

Side yard - On corner lots, the side yard which faces on a street be no less than twenty (20) feet.

CHAPTER 12-1600. MULTIPLE RESIDENTIAL DISTRICT M-R-2

12-1606. MINIMUM SETBACKS

Front yard thirty-five feet (35'), side yard ten feet (10'), rear yard ten feet (10')

The front yard set-back on a lot adjoining a cul-de-sac shall be no less than twenty (20) feet at any point of the arc.

CHAPTER 12-1700. MIXED RESIDENTIAL MXR-18

<u>District</u>	<u>Area</u>	<u>Width</u>	<u>Yard</u>	<u>Yard</u>	<u>Yard</u>
MXR-18	18,000 sq. ft.	120 ft.	35 ft.*	10 ft.	10 ft.

CHAPTER 12-1900. COMMERCIAL ZONES

12-1906. MINIMUM AREA, WIDTH AND YARD REGULATIONS.

<u>District</u>	<u>Area</u>	<u>Width</u>	<u>Front Yard</u>
N-C	18,000 sq. ft.	None	20 feet
C-C	18,000 sq. ft.	None	20 feet
R-C	18,000 sq. ft.	99 ft.	None
R/I-P	18,000 sq. ft.	99 ft.	None

Side Yard - None, except ten (10) feet where side yard abuts a residential zone and twenty (20) feet where side yard is adjacent to a street.

Rear Yard - None, except ten (10) feet where rear yard abuts a residential zone.

SOUTHERN & NORTHERN ANNEXATION DECLARATION BOUNDARY LINE AUGUST 19, 2009

