

CHAPTER 11

MULTIPLE USE DISTRICTS

ARTICLE A. MU-20 MULTIPLE USE DISTRICT

SECTION:

10-11A-1: Purpose

10-11A-2: Permitted Uses

10-11A-3: Conditional Uses

10-11A-4: Physical Restrictions

10-11A-1: PURPOSE:

A Multiple Use District is established in areas of mountain, hillside, canyon, desert and other open and generally underdeveloped lands where human habitation should be limited in order to protect the indigenous natural beauty of those areas and protect open space resources and to reduce unreasonable requirements for public utility and service extensions and expenditures through unnecessary disbursal and scattering of population; to encourage the use of land, where appropriate, for grazing, agricultural, wildlife habitat and recreation; and to minimize water pollution, soil erosion, danger from brushland fires, damage to watersheds, and damage to grazing and livestock habitat and to wildlife habitat and values; and to promote health, convenience, order, prosperity and general welfare of the inhabitants of the City. (Ord. 2012.04, 1-18-2012)

10-11A-2: PERMITTED USES:

Accessory buildings and uses customarily incidental to agricultural and grazing uses.

Agricultural uses.

Home occupations (with current home occupation permit).

Livestock grazing.

Single-family dwellings.

Public or quasi-public uses for essential public services.

Public utility uses. (Ord. 2019.03, 5-9-2019; amd. Ord. 2021.15, 7-21-2021)

10-11A-3: CONDITIONAL USES:

Agricultural industry and related business uses.

Commercial kennels.

Extraction industry uses as outlined under chapter 15, article D, "EI Extraction Industries Overlay Zone", of this title.

Private park or recreational grounds or facilities, or private camp or resort, including accessory or supporting buildings or dwelling complexes which are owned or managed by the recreational facility and under unified control.

Radio, television, microwave or cellular phone transmitting and relay stations and towers.

Residential facility for persons with a disability¹. This use shall require a permit under section 10-17-2 of this title.

Single-family and multi-family dwellings located above commercial space.

Accessory buildings and uses customarily incidental to the above. (Ord. 2019.03, 5-9-2019; amd. Ord. 2021.15, 7-21-2021)

Notes

¹ 1. UCA § 10-9a-520.

10-11A-4: PHYSICAL RESTRICTIONS:

Minimum lot area	20 acres
Minimum frontage	100 feet
Minimum setbacks	Established by conditional use permit; single-family dwellings

Setback exceptions	Established by conditional use permit; same setback in R-1
Building separation	Established by conditional use permit
Maximum height	35 feet (see definition of Building Height, section 10-2-1 of this title)
Maximum building coverage	Established by conditional use permit
Minimum landscaping	Established by conditional use permit
Parking	In accordance with section 10-21-13 of this title and as modified by conditional use permit

(Ord. 2012.04, 1-18-2012)