

PANGUITCH CITY ORDINANCE NO. 2024-1

AN ORDINANCE ADDRESSING RESIDENTIAL MEDIUM DENSE HOUSING.

WHEREAS, the City of Panguitch desires to address and define its Residential Medium Dense Housing and;

WHEREAS, the City Council, as the governing body of the City of Panguitch, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Panguitch to have definitions and guidelines in regards to Medium Dense Housing.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF PANGUITCH CITY, GARFIELD COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1: RESIDENTIAL MEDIUM DENSE HOUSING

Definitions

Residential Medium Dense Housing shall include 8 plex, 4 plex, town homes and duplexes.

Section 2: CONDITIONAL USES

The following are conditional uses in a Residential Medium Dense Housing unit.

A. Home occupation;

1. Shall not include storage, outdoor display of merchandise, nor parking/storage of any vehicle in excess of twelve thousand pounds (12,000 lbs) gross vehicle weight.
2. Shall not include identifying signage in excess of fifteen square foot name plate, attached to the dwelling.
3. Is limited to the on-site employment of immediate family members who occupy the dwelling. (This criterion is not intended to limit the number of employees who are engaged in business for the home occupation but work off-premises.)
4. Shall not alter the residential character or appearance of the dwelling or neighborhood.
5. Shall not occupy more than twenty-five percent (25%) of the main floor of the dwelling nor more than fifty percent (50%) of the floor area of any garage or outbuilding in which the use is conducted.
6. Shall not generate business related vehicular traffic in excess of three (3) vehicles per hour.
7. Shall not cause a demand for municipal services in excess of that associated with normal residential use.
8. Shall be enclosed within a structure in complete conformity with international building codes as adopted by the city.

9. Is not a mortuary, animal hospital, kennel, clinic, hospital, RV service, junkyard, auto repair service, public stable or adult oriented business.

Section 3: REGULATIONS

Height Regulations

No building shall exceed 2 ½ levels with a maximum height of thirty-five (35) feet above grade level in height. No dwelling structure shall be less than one (1) story. Chimneys, flag poles, church towers and similar structures not used for human occupancy shall not exceed forty (40) feet in height.

Minimum Area, Width and Yard Regulation

	Single Family Dwelling	Two-Family Dwelling	Three + Dwelling Units per Building
Minimum Lot Size	8,000 Sq Ft	8,000 Sq Ft	12,000 Sq Ft
Minimum Lot Width	75 Feet	75 Feet	100 Feet
Front Setbacks	25 Feet	25 Feet	25 Feet
Side Setbacks	8 Feet	8 Feet	10 Feet
Rear Setbacks	16 Feet	16 Feet	16 Feet

Modifying Regulations

A. The front yard setback shall not be used for the parking of motor vehicles, except within the normal driveway area. The driveway area shall not exceed 50% of the front setback area. Two (2) parking spaces required for each unit.

1. Carports which are attached to a dwelling, and which are open on at least three sides may be located within four feet from the side or rear property line but not closer than 16 feet to the nearest dwelling.

B. Side yard setback on a street side yard of a corner lot shall be the same as the front yard setback required for the zone.

C. The side and rear setbacks on interior lot boundary lines shall be twenty (20) feet along all boundaries for all two (2) story buildings.

- D. In group dwellings, no two buildings may be located closer together than 16 feet. There will be a 25-foot setback in the front of any dwelling, on a side property line or a rear property line on an interior lot.
- E. At least 25 percent of the land area of any parcel shall be landscaped.
 - 1. Except for the driveway area and walkway, the front yard setback area shall be landscaped.
- F. Land coverage of all buildings shall not exceed 50 percent of the lot or parcel acreage. The maximum permitted density of planned unit developments shall be eight units per acre of land.
- G. A plot plan is required for multi-family residential buildings for preliminary approval. A site plan with an architectural stamp will be required for final approval from the Planning and Zoning Commission.
- H. Single and two-family dwellings (duplexes and twin homes) shall have a minimum of 720 square feet main floor area per unit. Any building with three or more units shall have a minimum of 500 square feet floor area per unit.
- I. Vehicular access shall be provided to the property in such a way that it does not impede traffic patterns on adjacent streets. Off street parking shall be designed in such a way as to allow vehicles to pull forward into the on-street traffic flow.
- J. All solid waste storage receptacles exceeding 2 cubic yards shall be located at the rear of the building in a sight obscuring fence.
- K. Site obscuring 6-foot-high fencing shall be required along the common lot line of residential zones.
- L. Parking area will require dust abatement and weed control.

ADDITIONAL PROVISIONS

- A. When a water study is needed the cost will be covered by the developer.
- B. Any exception to the above conditions will be required to have a conditional use permit and be approved by the Planning and Zoning Commission and City Council.

SEVERABILITY:

If any provision of this ordinance is declared invalid or inoperative by a court of competent jurisdiction, the remainder shall not be affected thereby and effect shall be given to the intent manifested by the portion held invalid or inoperative.

Section 4: PARAGRAPH HEADINGS:

The paragraph headings used herein are for convenience only and shall not be considered in the interpretation of this Ordinance.

Section 5: REPEALER:

Any previously enacted ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed, but only to the extent that they are inconsistent with this ordinance. The repealer shall not, however, be construed to revive any ordinance heretofore repealed.

Section 6: EFFECTIVE DATE:

The City Council of Panguitch City, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. Therefore, this Ordinance shall become effective immediately upon passage and publication as required by law.

PASSED, APPROVED, ADOPTED and ORDAINED this 9th day of January, 2024

PANGUITCH CITY:

By: _____
KIM SOPER, Mayor

ATTEST:

TYRISSA HOWELL
Clerk