

**ORDINANCE NO. 4-2-14 O**

**AN ORDINANCE AMENDING KANAB CITY LAND USE ORDINANCE CONCERNING  
COMMERCIAL ZONES**

**WHEREAS**, the Kanab City Planning Commission and staff have evaluated current land use requirements and procedures and has found a need for clarification; and

**WHEREAS**, The Kanab City Planning Commission conducted the required Public Hearing on March 18th and recommended to the City Council that the Land Use Ordinance be amended;

**NOW, THEREFORE, BE IT ORDAINED** by the Kanab City Council that the Kanab City Land Use Ordinance is hereby amended as reflected in the attached 3 pages.

All former codes or parts thereof conflicting or inconsistent with the provisions of this Ordinance or of the Code hereby adopted are hereby repealed.

The provisions of the Code shall be severable, and, if any provision thereof or any application of such provision is held invalid, it shall not affect any other provisions of this code or the application in a different circumstance.

This ordinance shall be effective upon the required posting.

**PASSED AND ORDERED POSTED** this 8th day of, April 2014.

KANAB CITY

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
RECORDER

### Chapter 1

#### GENERAL PROVISIONS

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

Adopted January 22, 2008  
Revised April 12, 2011

leased, or intended to be used or occupied; the word "shall" is mandatory and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word "lot" includes the word plot, or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by the local jurisdiction.

**Accessory Use** - A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use.

**Agriculture** - The tilling of the soil, the raising of crops, horticulture and gardening, commercial greenhouses; breeding, grazing and keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals, or similar uses.

**Agricultural Industry or Business** - An industry or business involving agricultural products in manufacturing, packaging, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, food packaging or processing plants, commercial poultry or egg production, and similar uses as determined by the Planning Commission.

**Airport** - Any area of land designed and set aside for the landing and the taking off of aircraft plus aircraft storage and service.

**Alley** - A private access-way less than twenty-six (26) feet in width, which is designed to give secondary access to lots or abutting properties; an alley shall not be considered a street, for the purposes of this ordinance.

**Animals** - ~~Animals shall include the following: Horses, cows, sheep and goats, excluding pigs and exotic animals.~~ any live, vertebrate, domestic or wild animal.

**Animal Boarding Facility, Short Term** - A commercial establishment which boards household pets for no more than 14 consecutive days, conducted primarily within an enclosed building.

**Architectural Projection** - Any building or structural

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including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

**Kennel** - Any premises where three (3) or more dogs or four (4) or more cats older than four (4) months old are kept.

**Kennels, Private** - Any kennel where three or more household pets are owned and kept by the owner on his/her private property.

**Kennels, Public** - Any kennel where household pets are boarded commercially, [not including short term animal boarding facilities as defined by this ordinance.](#)

**Lane, Private** - A thoroughfare upon land owned in fee simple or by way of an easement, upon which a lot has the frontage required by this Ordinance, which lane has been approved by the Planning Commission and City Council, as fulfilling the frontage requirements of this Ordinance.

**Liquefied petroleum gas (LP gas)**- Any material which is composed predominantly of the following hydrocarbons or mixtures of them; propane, propylene, butane (normal butane or isobutene), and butylenes.

**Local Attorney** - The attorney employed by or officially representing the City of Kanab.

**Local Building Inspector** - The Kanab City Building Inspector employed by or officially representing the City of Kanab.

**Local Engineer** - The engineer employed by or officially representing the City of Kanab.

**Local Health Officer** - The health officer or department employed by or officially representing the City of Kanab.

**Local Jurisdiction** - The City of Kanab.

**Local Planner** - The planner employed by or officially representing the City of Kanab.

**Lodging House** - A building designed for or occupied by fifteen (15) or less individuals who are lodged, with or

# KANAB

## Land Use Ordinance

### Chapter 20

#### COMMERCIAL ZONES

**Ordinance which provides for various commercial uses in three Kanab City Commercial Zones: C-1 C-2 and C-3**

Adopted January 22, 2008  
Revised Feb 28, 2012

obscuring fence or wall which will prevent the facility from being seen from a public street.

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Agricultural Crop Sales (Farm Only)	-	-	C	-
Airport Support Facility	-	-	C	C
Animal Boarding Facility, short term	-	C	C	-
Antique / Secondhand Store	P	P	P	P
Apparel / Accessory Store	P	P	P	P
Apartment(s)	-	P	P	C
Arcade (Games/Food)	P	C	P	C
Art Gallery	P	P	P	P
Auto / Boat Dealer	-	P	P	-
Auto Rental / Sales	-	C	P	C
Auto Service Station	-	P	P	C
Auto Supply Store	P	P	P	P
Beauty Salon	P	P	P	P
Bed and Breakfast / Guesthouse	P	P	P	-
Cemetery	-	-	C	-
Church	P	P	P	P
College / University	C	C	C	C
Commercial Marine Supply	-	P	P	C
Commercial / Residential Mix	P	P	P	C
Communications Facility	-	-	C	C
Computer/Office Equipment	P	P	P	P
Conference / Convention Center	P	P	P	P
Construction / Trade	-	-	C	-
Convalescent Center / Nursing Home	-	P	P	-
Convenience Store	P	P	P	C
Day Care I (under 6 children)	-	P	P	C
Day Care II (over 6 children)	-	P	P	C
Department / Variety Store	P	P	P	P
Dry Cleaner	P	P	P	P
Drug Store	P	P	P	P
Duplex /Residential	-	C	C	-
Elementary – Jr. High	-	-	P	-