

ORDINANCE NO. 5-1-14 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 May 6th 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.

Section 15-2 Minimum Floor Area In Residential Zones

[TOP]

Zones	Main Floor *	Total Sq. Ft. *	Single Story *
R-1-8, R-1-10	800 sq. ft.	1200 sq. ft.	1000 sq. ft.
R-1-15, R-1-20	900 sq. ft.	1400 sq. ft.	1000 sq. ft.
R-R-1	1000 sq. ft.	-----	-----
RA-2, RA-5, RA-10	1000 sq. ft.	-----	-----
KCR-720	720 sq. ft.	-----	-----

*Excluding Garage and Basement

Section 15-3 Maximum Building Height in Comm. & Mfg. Districts

[TOP]

Commercial Zones	Story* / Height
C1	35 ft.
C2	35 ft.
C3	Three Story or 40 ft.

Manufacturing Zones	Story* / Height
M1	Three Story or 40 ft.
M2	Three Story or 40 ft.
M3	Three Story or 40 ft.

*Story - The portion of a building included between the surface of any floor and the surface of floor next above it, or if there be no floor above it then the space between any floor and ceiling next above it.

Section 15-4 Listing of Ordinance and Map

[TOP]

This Ordinance and map shall be filed in the custody of the Kanab City Clerk and may be examined by the public subject to the reasonable regulations established by said Clerk.

Section 15-5 Rules for Locating Boundaries

[TOP]

Where uncertainty exists as to the boundaries of districts as shown on Kanab City maps, the following shall apply:

1. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines and in the event of change in the centerline shall be construed as moving with the centerlines.
2. Boundaries indicated as approximately following the right-of-way lines of streets, highways, or alleys shall be construed to follow such right-of-way lines, and in the event of a change in the right-of-way line

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thereof conflicting or inconsistent with the provisions of this Ordinance or of the Code hereby adopted are hereby repealed.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 13th day of, May 2014.

KANAB CITY



MAYOR

ATTEST:



RECORDER