

**ORDINANCE NO. 8-1-14 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**

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 Commercial and Manufacturing Districts**

Commercial Zones	Story* / Height
C1	35 45 ft.
C2	35 45 ft.
C3	35 45 ft.

Manufacturing Zones	Story * / Height
M1	Three Story or 40 45 ft.
M2	Three Story or 40 45 ft.
M3	Three Story or 40 45 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 20-6 Minimum Area, Width, and Yard Regulations**

Zone	Area	Width	Yard Setbacks in Feet		
			Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,0000 sq ft	0	20	20	2

Where a commercial zone abuts a residential district, building setbacks will be as follows:

Building Height	Yard Setbacks in Feet		
	Front	Side	Rear
Greater than 16 feet	0	20	20
Less than 16 feet	0	10	10

Buildings over 2 stories in height in a commercial zone shall have a minimum setback of 30 feet if not retail space.

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thereof conflicting or inconsistent with the provisions of this Ordinance or of the Code hereby adopted are hereby repealed.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 26th day of, August 2014.

KANAB CITY

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MAYOR

ATTEST:

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RECORDER