

DRAFT

SECTION 1: AMENDMENT “10-6-1 LAND USE MATRIX” of the Mona City Code is hereby *amended* as follows:

2022-26

AMENDMENT

10-6-1 LAND USE MATRIX

Uses designated in the land use matrix, as City Staff (CS), Planning Commission (PC), and City Council (CC) are conditional uses that require special consideration by the land use authority. The purpose of this chapter is to allow the most appropriate level of land use authority to evaluate the reasonable conditions to mitigate potential negative effects of the proposed use on a case by case situation. The conditional use permit process allows the City Staff (CS), the Planning Commission (PC), or City Council, (CC) to approve, conditionally approve, or deny requests for a conditional use permit. All permits shall begin with the City Staff (CS), and progress to the level listed below before the permit is issued. If a use is Permitted (P) within a certain zone no approval is needed from the City to carry out that use excluding potential building inspection or health department approvals etc. Uses which are not specifically permitted within a zone are prohibited.

Zone Districts					
Uses	Residential District R-1	Combined Use District CU	Commercial/Industrial Use District II CIU-2	Public Facilities District P-F	Transition al Holding District T-H
Accessory apartments (Not including a mobile home or manufactured home.)	P	P	X	X	X
Accessory Structure Unoccupied	P	P	P	P	X
Adult/sexually oriented business	X	X	CC	X	X
Agriculture	P	P	P	P	X
Animal Hospital (Small)	X	P	P	P	X
Athletic, tennis or Racquet Club	X	X	P	X	X
Auto, truck, recreational vehicle and equipment rental	X	X	P	X	X
Automotive repair	X	X	P	X	X
Automotive service and self					

DRAFT

service	X	X	P	X	X
Banking or financial service	X	P	P	X	X
Church, except temporary revival tent or buildings	P	P	P	X	X
Cinema, indoor	X	P	P	X	X
Civic club, fraternal organization	X	P	P	X	X
Convenience goods and service	X	P	P	X	X
Cultural, civic services	P	P	P	P	X
Daycare	P	P	P	X	X
Dry Cleaning Establishment	X	P	P	X	X
General Comparison Merchandise sales and service	X	P	P	X	X
Government building or Offices	P	P	P	P	X
Healthcare Center	X	P	P	P	X
Home Furnishing Sales	X	P	P	X	X
Hotel, Motel	X	P	P	X	X
Home Occupation	P	P	P	X	X
Industry, light	X	X	P	X	X
Instructional academy, home	P	P	P	P	X
Laundromat	X	P	P	X	X
Lumber sales and storage	X	X	P	X	X
Manufacturing, compounding processing, fabrication and warehousing of goods and materials	X	X	P	X	X
Model home sales office	P	P	P	X	X
Mortuary, funeral home	X	P	P	X	X
Office, business or professional	X	P	P	P	X
Open Pit Extraction of Earth Products (See standards)	X	X	P	X	X
Parking lot, public or private	X	P	P	P	X

DRAFT

Personal services	X	P	P	X	X
Public parks and recreation facilities	P	P	P	P	X
Public Service	X	P	P	P	X
Public utility station	P	P	P	P	X
Repair Services	X	P	P	X	X
Residential facilities for persons with a disability	P	P	P	X	X
Residential facility for elderly persons	P	P	P	X	X
Restaurant, traditional or drive in	X	P	P	X	X
Schools, public or private	P	P	P	P	X
Senior citizen center	X	P	P	P	X
Shopping Center	X	P	P	X	X
Single-family dwelling	P	P	P	X	X
Theater, concert hall	X	P	P	X	X
Welding, auto body repair and maintenance shops	X	X	P	X	X
Wholesale, warehouse, storage	X	X	P	X	X
Zero lot line development	X	P	P	X	X

Zoning Districts				
Development Standards	Residential District R-1	Combined Use District CU	Commercial/Industrial CIU-2	Public Facilities P-F
Minimum Lot Size	1/2 Acre	1/2 Acre	1 Acre or 43,560 square feet	N/A
Frontage	75' Feet	75' Feet except for agricultural use	N/A, May be recommended by PC in accordance with MCC 10-9	50' Feet
			N/A, May be	

DRAFT

Front Setback	30' Feet	30' Feet	recommended by PC in accordance with MCC 10-9	30' Feet
Rear Setback	30' Feet	30' Feet	15' Feet	20' Feet
Side Setback	10' Feet	10' Feet		20' Feet
Corner Setback	30' Feet for all sides that front a street			30' Feet for all sides that front a street
Separation of Buildings	10' Feet			10' Feet
Height Requirements	2.5 Stories or 35' feet Must be taller than 10'			2.5 Stories or 35' Feet
Accessory Buildings	N/A	10' Feet		5' feet
Front	5' Feet	5' Feet	5' Feet	5' feet
Rear	5' Feet	N/A		5' feet
Side	5' Feet	5' Feet		10' feet
Corner				
Drip Line	All run off from the roof of any building must run off on the owner's property	All run off from the roof of any building must run off on the owner's property		
<u>Number of Dwelling Units Allowed Per Lot</u>	<u>1</u>	<u>1</u>	<u>per planning and zoning approval</u>	