

**MONA CITY
ORDINANCE 2022-16**

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10-5-1 DISTRICTS ESTABLISHED” of the Mona City Code is hereby *amended* as follows:

AMENDMENT

10-5-1 DISTRICTS ESTABLISHED

- A. In accordance with the requirements of the Utah Code 10-9a-505 that zoning within cities by districts, Mona City, is divided into specific zones which govern the use, intensity, area and other requirements for the use of land as required by this chapter. The map accompanying this title and incorporated by reference, the Mona City zoning district map, identifies the location and distribution of each zone within Mona City. All development, use, activity and authorized permits and licenses shall adhere to all the provisions, standards and requirements of the applicable zoning district. All contiguous property held in common ownership shall, regardless of the use of separate legal descriptions or parcel designations, be considered to be one undivided parcel for zoning and subdivisions and no portion of such property shall be sold or developed unless in conformity with the zoning and subdivision statutes and ordinances.
- B. For the purposes of this title, the city is divided into the following zoning districts:

Land Use	Purpose
Residential District	Residential District R-1 is established to provide for family residential uses, and to create an attractive residential environment in appropriate areas of the city.
Combined Use District	Combined Use District CU is established to allow commercial, retail development, and residential uses along major traffic thoroughfares primarily main street and to provide standards to assure quality development and efficient traffic flow.
Commercial/Industrial District	A Commercial/Industrial District is established to encourage commercial development and industrial development where manufacturing, processing, warehouses, and fabrication of goods and materials can be carried on with minimum conflict in appropriate areas of the city.
Public Facilities District	The public facilities zone is established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use.
Transitional Holding District	This District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. A rezone will need to occur for further uses as outlined in 10-6-1.
<u>Freeway Interchange Zone</u>	<u>This zone is created for application around and near those major transportation routes and nodes which offer visitors, tourists, and residents their first impressions of Mona. Additionally, the area would serve to promote and facilitate travel-oriented businesses including gas stations, travel centers, restaurants, hotels, etc. Businesses within this zone will generally stand-alone but some medium size box stores with satellite commercial buildings will be allowed where such is shown to complement the identity of the city and surrounding residential neighborhoods will not be unreasonably disrupted.</u>

PASSED AND ADOPTED BY THE MONA CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	_____	_____	_____	_____
Councilmember Amy Stanley	_____	_____	_____	_____
Councilmember Ron Warren	_____	_____	_____	_____
Councilmember Jay Mecham	_____	_____	_____	_____
Councilmember TJ Pace	_____	_____	_____	_____

Presiding Officer

Attest

Randy Christensen, Mayor, Mona
City

Alicia Hills, Recorder Mona City