

**ESCALANTE CITY
ORDINANCE 2024-14**

**AN ORDINANCE AMENDING ESCALANTE CITY CODE NO. 10.36.040, 10.38.040,
10.40.040, 10.42.040, 10.44.040, 10.48.040 AND 10.50.040 AMENDING THE HEIGHT
REGULATIONS AND PROVIDING REPEALER WITHIN THE CITY OF
ESCALANTE, STATE OF UTAH.**

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend such an Ordinance.

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

SECTION 1: **AMENDMENT** “10.36.040 Height Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

A M E N D M E N T

10.36.040 Height Regulations

No building shall be erected to a height greater than two ~~and one-half (2.5)~~(2) stories or ~~thirty-five (35)~~twenty-eight (28) feet without a conditional use permit. Height regulations for conditional uses shall be determined on a case-by-case basis and do not have to be renewed each year.

SECTION 2: **AMENDMENT** “10.38.040 Height Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

A M E N D M E N T

10.38.040 Height Regulations

No buildings may exceed two ~~and one-half (2.5)~~(2) stories or ~~thirty-five (35)~~twenty-eight (28) feet in height. No dwelling shall be less than one (1) story in height.

SECTION 3: AMENDMENT “10.40.040 Height Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.40.040 Height Regulations

No building may exceed two ~~and one-half (2.5)~~(2) stories or ~~thirty-five (35)~~twenty-eight (28) feet in height above existing grade. No dwelling shall be less than one (1) story in height.

SECTION 4: AMENDMENT “10.42.040 Height Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.42.040 Height Regulations

No building may exceed two ~~and one-half (2.5)~~(2) stories or ~~thirty-five (35)~~twenty-eight (28) feet in height above existing grade. No dwelling shall be less than one (1) story in height.

SECTION 5: AMENDMENT “10.44.040 Height Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.44.040 Height Regulations

No main building shall exceed two ~~and one-half (2.5)~~(2) stories or ~~thirty-five (35)~~twenty-eight (28) feet in height above existing grade. No dwelling structure shall be less than one (1) story.

SECTION 6: AMENDMENT “10.48.040 Height Regulations” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.48.040 Height Regulations

No main building shall exceed two ~~and one-half~~ stories or ~~thirty-five~~ twenty-eight (28) feet in

height. No dwelling shall be less than one story in height.

SECTION 7: AMENDMENT “10.50.020 Permitted Uses” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.50.020 Permitted Uses

- A. Single-family uses subject to the following provisions
 - 1. Height Regulations:
 - a. No building may exceed two ~~and one-half (2.5)~~ stories or ~~twenty-eight (28)~~ ~~thirty-five (35)~~ feet in height above existing grade. No dwelling shall be less than one (1) story in height.
 - 2. Minimum Area, Width, And Yard Requirements:
 - a. Minimum Area 1/4 acre
 - b. Minimum Width 75'
 - c. Front setback 25'
 - d. Side and Rear setbacks 10'
 - 3. Side Yards:
 - a. Main buildings, other than dwellings, shall have a minimum side yard of (10) feet, and the total of the two side yards shall be a minimum of twenty (20) feet.
 - b. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of the corner lot shall be the same as the front yard setback required for that district.
 - c. Rear Yards: Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots abutting on the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirements of the zoning district.
- B. Art Gallery/Antique Shop.
- C. Bank
- D. Clinic
- E. Food Services:
 - 1. Bakery
 - 2. Delicatessen
 - 3. Restaurant
- F. Florist/Gift Shop
- G. General Retail:
 - 1. Barber Shop
 - 2. Drug store

3. Department store
 4. Hardware store
 5. Furniture store
 6. Grocery store
 7. Laundromat
 8. Salon/Spa
 9. Gift Shop
- H. Professional Offices
- I. Public Buildings
- J. Recreation:
1. Bowling alley
 2. Music store
 3. Sporting goods store
 4. Theater
 5. Guide Services
 6. Car Rental
 7. OHV Rental
 8. Bicycle Sales, Rental and Service Shop
- K. Hotels, Motels and Inns
- L. Churches
- M. Gas Station
- N. Alcoholic Beverage Services
- O. Vacation Rentals
- P. Bed and Breakfasts
- Q. Accessory Dwelling Unit
- R. Multi-family Dwellings: (Following the Multi-Family Residential District Density Regulations and Modifying Regulations).
1. Two-family dwellings
 2. Three-family dwellings
 3. Four-family dwellings
 4. Multi-family dwellings
- S. Second Story living quarters
- T. RV Park
- U. Real Estate Agency

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Chad Lyman	_____	_____	_____	_____
Councilmember Sally Orme	_____	_____	_____	_____
Councilmember Marlene Stowe	_____	_____	_____	_____
Councilmember Blaine Porter	_____	_____	_____	_____
Councilmember Lenza Wilson	_____	_____	_____	_____

Presiding Officer

Attest

Melani Torgersen, Mayor, Escalante
City

Stephanie Steed, MMC, City
Recorder, Escalante City