

VIRGIN TOWN ORDINANCE #

AN ORDINANCE RESTATING CHAPTER TWENTY COMMERCIAL ZONE.
("VULU").

RECITALS

WHEREAS, Virgin Town ("Town") is a municipal corporation duly organized and existing under the laws of the State of Utah, particularly Title 10 of the Utah Code.

WHEREAS, Virgin Town Council ("Town Council") is both the Town's governing body and Land Use Authority pursuant to Utah Code § 10-9a- 101 et seq.

WHEREAS, Utah Code provides for the adoption and amendment of Town land use ordinances by the Land Use Authority, which in Virgin is the "Town Council with recommendation by the Planning and Zoning Commission" ; and

WHEREAS, the Virgin Land Use Authority finds that the existing Virgin Town Code (VULU) Chapter Twenty (20) Commercial Zone, and the various sub sections found within, require updating to meet the changing needs of the town; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire to clarify regulations in VULU; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire to make more uses permitted; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire have commercial properties fronting State Route Nine (SR-9); and

WHEREAS, the Virgin Town Planning and Zoning Commission held properly noticed Public Hearings on these amendments on _____, and voted to recommend its draft amendment ordinance to the Virgin Town Council at a regular meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Land Use Authority of Virgin, Utah acting by and through the Town Council that, in order to provide for the health, safety and general welfare of the citizens of Virgin, Utah, the VULU Ordinance is hereby amended to incorporate the following changes:

CHAPTER 20

COMMERCIAL ZONE (C)

20.1. PURPOSE.

To regulate the building of commercial properties and professional services. To promote the economic well-being of the Town through the generation of tax revenue and implement the land use policies of the General Plan as follows:

- 20.1.1. Restrict the commercial properties to State Route 9 ~~and major arterial streets~~;
- 20.1.2. Restrict commercial buildings to protect views and environment;
- 20.1.3. Limit density to minimize infrastructure demands;
- 20.1.4. Encourage incorporation of open public spaces;
- 20.1.5. Encourage the preservation of historical sites;
- 20.1.6. Encourage the use of natural landscaping and minimize site disturbance;
- 20.1.7. Encourage the development of services for community and tourist;

20.2. GENERAL.

The Commercial Zone shall be characterized by clean, low-lit and suitably scaled development and buildings. The Zone provides for recreational, commercial, limited residential, and visitors activities. The Zone is intended to provide for commercial activities and outdoor recreational opportunities.

20.3. LOCATION.

Commercial Zone designation is ~~available~~ along State Route Nine (SR-9) frontage, Extending West from ~~Pocketville Road~~~~295 East~~ to the furthest West Commercially Zoned Parcel.

20.4. PERMITTED USES.

- 20.4.1. Retail trade: ie book, news stand, rock, floral, boutique, farmers markets, and specialty shops;
- 20.4.2. Professional. business offices and financial institutions;
- ~~20.4.2. General or convenience store~~
- 20.4.3. Art gallery and museums;

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20.4.4. Studios: i.e. Photography, music, dance, martial arts, yoga. in door recreation and silk-screening;

20.4.5. Municipal building and Community building – Meeting halls;

20.4.6. Reception or event facility;

20.4.7. Outfitting/guide/tour services;

~~20.4.8. Restaurant, cafe, coffee shop, deli with or without outdoor eating areas;~~

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~~20.4.9. Short Term Rentals;~~

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~~20.4.8. Non-motorized bicycle shop and tour service;~~

20.4.110. Limited Temporary Commercial Habitation; and

20.4.121. Churches; ~~and~~

20.5. CONDITIONAL USES.

Refer to VULU Chapter 8 for procedure and additional standards.

~~20.4.2. General or convenience store;~~

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~~20.4.8. Non-motorized bicycle shop and tour service;~~

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~~20.5.1. Professional business offices and financial institutions;~~

20.5.4. Trail-ride staging (strict buffers, numbers of animals, accessory stables or barns, and nuisance abatement to be addressed during Conditional Use review).

20.5.5. Shuttle stop;

20.5.6. Aquaculture;

20.5.7. Hotel/Motel;

~~20.5.8. Motorhome/recreational vehicle facilities;~~

20.5.89. Veterinary clinics;

20.5.910. Private schools;

20.5.101. Health care facilities; and

20.5.112. Automobile service station; and

20.5.12. Food Trucks.

20.6. Prohibited Used

20.6.1. Sexually Oriented Businesses (SOB);

20.6.2. Congregate Living Facilities; and

30.6.3. Campgrounds/Rv parks.

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20.6. SUPPLEMENTARY USE REGULATIONS

Renumbering of the remaining sections.