



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

**ADMINISTRATIVE CONDITIONAL USE
PERMIT CHECKLIST**

For Office Use Only: \$150.00 Fee

This application shall be accompanied by the following:

- ___ 1. A plot plan showing the following:
 - ___ Property boundaries, dimensions, and existing streets.
 - ___ Location of existing and proposed building or livestock facility
 - ___ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ___ 2) Building floor plans for new construction
- ___ 3) A statement of how the applicant intends to meet the conditions for the use desired
- ___ 4) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: _____ Date: _____

Signature: _____

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

- a. Standards for Greater size accessory buildings:
 - i. The greater size building desired must be of compatible architecture with immediately adjacent buildings.
 - ii. Must leave at least fifty percent (50%) of the lot on which it is located free of buildings.
 - iii. Must be for a use permitted in the zone in which it is located.

- b. Standards for Animals and fowl for recreation and family food production
 - i. Adequate fencing must be provided to ensure animals and fowl are confined safely
 - ii. Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
 - iii. Evidence must be provided on how the applicant will maintain control of flies and vermin.
 - iv. The number of fowl will be limited by the point system used in 10-37-16 of this code
 - v. Livestock numbers may be limited at the Administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.

- c. Standards for multiple accessory dwelling units in a residential, agriculture, or commercial zone.
 - i. Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot area	Number of accessory dwelling units
0.79 acres or smaller	1
0.8 acres and greater	2
 - ii. Fifty percent of the land area on the lot must be free of buildings.
 - iii. A parking plan must be provided that shows adequate off-street parking on the lot at a rate of one space per bedroom.
 - iv. A landscape plan must be provided that shows how buildings will be shielded from other residential lots.
 - v. Occupancy plan: no more than ten people can stay in one building.
 - vi. Only one accessory dwelling unit can be used as a short-term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.
 - vii. Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of 10-13-4.

APPEALS

Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten (10) days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.