

**ENOCH CITY CORPORATION
ORDINANCE NO. 2019-02-20**

**AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE,
CHAPTER 18, CONDITIONAL USE PERMITS**

WHEREAS, the Enoch City Planning Commission reviewed and analyzed the Conditional Uses in Chapter 18 of the Enoch City Zoning Ordinance regarding dwelling units on commercial property; and

WHEREAS, Enoch City did publish on the City’s web site and posted modifications of the pending ordinance as written and notice of a public hearing regarding the adoption of this Ordinance was properly published; and

WHEREAS, the Planning Commission opened the public hearing on February 12, 2019 for verbal comments from the community regarding the reasons for the ordinance and why it should be modified; and

WHEREAS, the Enoch City Planning Commission after holding the public hearing sent a favorable recommendation to the City Council for the changes as discussed; and

WHEREAS, the Enoch City Council reviewed the favorable recommendation from the Planning Commission to adopt the changes to the Enoch City Zoning Ordinance regarding amending conditional uses in the Enoch City Zoning Ordinance, Chapter 18 regarding dwelling units on commercial property; and

WHEREAS, the City Council finds it is in the best interest of Enoch City, after taking into consideration the public health, safety and welfare of its citizens, future needs of Enoch City and determining the same to be in the best interest of the City and its citizens;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Zoning Ordinance is hereby amended as follows:

18-2. PERMITTED AND CONDITIONAL USES. In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter “P”. Uses designated with the letter “C” are allowed on a conditional use basis. Uses with the letter “N” are not allowed in that zone. Conditions imposed are stated in Part 18-3. Other uses not specified may be permitted but have conditions required in other areas of Enoch City Ordinances and Policy.

	<u>N-C</u>	<u>C-C</u>	<u>R-C</u>	<u>R/I-P</u>
15. Dwelling Unit	C	C	C	C

18-3. CONDITIONS FOR COMMERCIAL ZONES

Items that require conditions: **N-C** **C-C** **R-C** **R/IP**

15. Dwelling Unit	C	C	C	C
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1. Only one dwelling unit per commercial building is allowed. The dwelling unit may be a part of the structure of the commercial building and must comply with building code. If the dwelling unit is separate from the commercial building, it is under the same regulations of a “guest house” in a residential zone.

Renumbering within this chapter will be included for the changes as needed.

This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 20th day of February 2019. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 20th day of February 2019

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris	Yea___	Nay___
Katherine Ross	Yea___	Nay___
Jolene Lee	Yea___	Nay___
David Owens	Yea___	Nay___
Shawn Stoor	Yea___	Nay___

SEAL: