

HB0090S01 compared with HB0090

{Omitted text} shows text that was in HB0090 but was omitted in HB0090S01

inserted text shows text that was not in HB0090 but was inserted into HB0090S01

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Zoning Amendments

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Raymond P. Ward

Senate Sponsor: Lincoln Fillmore

LONG TITLE

General Description:

This bill modifies zoning authority in an urban municipality.

Highlighted Provisions:

This bill:

▸ defines the term "urban municipality";

▸ provides that a detached single family dwelling that is built on a lot of at least {4,000} 6,000 square feet is a permitted use in a residential zone of an urban municipality;and

▸ {provides that housing is a permitted use in a commercial zone of an urban municipality;
and}

▸ makes technical and conforming changes.

Money Appropriated in this Bill:

None

None

AMENDS:

HB0090

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10-9a-505 , as last amended by Laws of Utah 2015, Chapter 327 , as last amended by Laws of Utah 2015, Chapter 327

19 ENACTS:

20 **10-9a-505.1** , Utah Code Annotated 1953 , Utah Code Annotated 1953

21

22 *Be it enacted by the Legislature of the state of Utah:*

23 Section 1. Section **10-9a-505** is amended to read:

24 **10-9a-505. Zoning districts.**

27 (1)

. (a) The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter.

30 (b) Within those zoning districts, the legislative body may, subject to Section 10-9a-505.1, regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings and structures, and the use of land.

33 (c) A municipality may enact an ordinance regulating land use and development in a flood plain or potential geologic hazard area to:

35 (i) protect life; and

36 (ii) prevent:

37 (A) the substantial loss of real property; or

38 (B) substantial damage to real property.

39 (2) The legislative body shall ensure that the regulations are uniform for each class or kind of buildings throughout each zoning district, but the regulations in one zone may differ from those in other zones.

42 (3)

. (a) There is no minimum area or diversity of ownership requirement for a zone designation.

44 (b) Neither the size of a zoning district nor the number of landowners within the district may be used as evidence of the illegality of a zoning district or of the invalidity of a municipal decision.

47 (4) A municipality may by ordinance exempt from specific zoning district standards a subdivision of land to accommodate the siting of a public utility infrastructure.

47 Section 2. Section **2** is enacted to read:

48 **10-9a-505.1. Permitted uses in an urban municipality.**

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51 (1) As used in this section, "urban municipality" means a municipality in a county of the first or second
class.

53 (2) A detached single family dwelling that is built on a lot of at least {4,000} 6,000 square feet is a
permitted use in a residential zone of an urban municipality.

55 {(3) {Housing is a permitted use in an urban municipality in a commercial zone.} }

53 Section 3. **Effective date.**

This bill takes effect on May 7, 2025.

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