

Zoning Amendments
2025 GENERAL SESSION
STATE OF UTAH

Chief Sponsor: Raymond P. Ward

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 square feet is a permitted use in a residential zone of an urban municipality;
 - 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

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

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

ENACTS:

10-9a-505.1, Utah Code Annotated 1953

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

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

10-9a-505 . Zoning districts.

(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.

(b) Within those zoning districts, the legislative body may, subject to Section 10-9a-505.1, regulate and restrict the erection, construction, reconstruction,

- 32 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
34 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
40 of buildings throughout each zoning district, but the regulations in one zone may differ
41 from those in other zones.
- 42 (3)(a) There is no minimum area or diversity of ownership requirement for a zone
43 designation.
- 44 (b) Neither the size of a zoning district nor the number of landowners within the district
45 may be used as evidence of the illegality of a zoning district or of the invalidity of a
46 municipal decision.
- 47 (4) A municipality may by ordinance exempt from specific zoning district standards a
48 subdivision of land to accommodate the siting of a public utility infrastructure.

49 Section 2. Section **10-9a-505.1** is enacted to read:

50 **10-9a-505.1 . Permitted uses in an urban municipality.**

- 51 (1) As used in this section, "urban municipality" means a municipality in a county of the
52 first or second class.
- 53 (2) A detached single family dwelling that is built on a lot of at least 4,000 square feet is a
54 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.

56 Section 3. **Effective Date.**

57 This bill takes effect on May 7, 2025.