

TOQUERVILLE CITY
ORDINANCE.2017.03
MODEL HOMES



AN ORDINANCE OF THE CITY COUNCIL OF TOQUERVILLE, UTAH AMENDING TITLE 10, CHAPTER 2-1, GENERAL DEFINITIONS TO INCLUDE MODEL HOMES; TITLE 10 CHAPTER 10-10A-3 TO ALLOW MODEL HOMES TO BE ESTABLISHED AS A CONDITIONAL USE; AND ADDITION OF TITLE 10 CHAPTER 17-5 SUPPLEMENTAL USE REGULATIONS.– MODEL HOME.

WHEREAS, the Toquerville City Council desires to allow model homes as a conditional use permit within the development of subdivisions; and

WHEREAS, the city deems it appropriate to allow the developer sales of subdivision lots on site at the time of development; and

WHEREAS, a commercial business would comply to the residential regulations of sign lighting and comply with the night sky preservation; and

WHEREAS, the City Council determined the allowance of model homes coincides with the General Plan for Toquerville.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOQUERVILLE, UTAH AMENDS TITLE 10 LAND USE REGULATIONS, CHAPTER 2-1 GENERAL DEFINITIONS, 10-17-5 SUPPLEMENTAL USE REGULATIONS, AND CHAPTER 17-5 SUPPLEMENTAL USE REGULATIONS AS FOLLOWS:

10-2-1 General Definitions:

Model Homes: A home allowed that may or may not be used as a sales office established within a subdivision, for the purpose of showing newly developed residences to the public for sale.

10-10A-3: Conditional Uses:

Bed and breakfast rentals.

Cemeteries.

Child daycare or nursery.

Churches.

Home occupations.

Model Homes

Private recreation grounds and facilities not open to the general public and to which no admission charge is made.

Public and quasi-public buildings.

Public or private schools.

Public parks, recreation fields or public swimming pool.

Public utility uses.

Residential facility for persons with a disability¹. This use shall require a permit under section [10-17-2](#) of this title.

Single-family and multi-family dwellings located above commercial space.

The keeping of livestock in accordance with section 5-1-4 of this code.
Other uses similar to the permitted uses above and judged by the planning commission to be in harmony with the character and intent of this zone

10-17-5 Model Home Allowances

Model Homes: Model homes shall be located within the subdivision for which sales will be made. The home may be offered for sale as a subdivision residence at any time, so long as a permanent certificate of occupancy has been obtained from the building department.

PASSED AND APPROVED THIS 11 DAY OF May 2017.

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|-----------------|--------------|-----------|
| Paul Heideman | Aye <u>X</u> | Nay _____ |
| Keen Ellsworth | Aye <u>X</u> | Nay _____ |
| Mark Fahrenkamp | Aye <u>X</u> | Nay _____ |
| Brad Langston | Aye <u>X</u> | Nay _____ |
| Ty Bringhurst | Aye <u>X</u> | Nay _____ |



CITY OF TOQUERVILLE a Utah Municipal Corporation



M. Darrin LeFevre, Mayor

Date 5-11-2017



Attest: Dana M. McKim, City Recorder