
10-2-2: DEFINITIONS:

Net Developable Land Area: The total amount of area contained within a lot or parcel of land minus all areas within the parcel that contain 30% slopes or FEMA designated floodways.

10-11A-7: DENSITY STANDARD:

No lot or parcel of land within the CC zone may be developed to have more than one apartment, condominium, transient lodging unit, or other similar unit per 2,500 square feet of net developable land area.

10-11B-5: AREA REQUIREMENTS:

- A. *Building size:* The gross area of each individual building or structure on a lot or parcel within the VC zone shall not exceed 5,000 square feet. Gross area shall include all attached structures and exclude basements. Buildings or structures not exceeding 8,000 square feet may be allowed if said structure is located a minimum of 100 linear feet from SR-9 (Zion Park Boulevard) and/or a residential zone (VR or FR zone). The linear distance requirements may contain other buildings or structures and should not be substituted for the unobstructed setback requirements of section 10-11B-6 of this article.
- B. *Units per lot:* No lot or parcel of land within the VC zone may be developed to have more than one apartment or transient lodging unit per 4,000 square feet of net developable land area.

10-9B-7: SETBACK REQUIREMENTS:

Each lot or parcel in the VR zone must have at least the following minimum setbacks:

A. *Front setback:*

1. *VR-S and VR-A subzones:* 30 feet, except for lots three-quarters of an acre and larger with frontage on SR9. On those lots the front setback is 30 feet for all buildings and structures 18 feet and less in height, and 50 feet for all buildings and structures greater than 18 feet and less than 26 feet in height.
2. *VR-A subzone:* 30 feet.
23. *VR-B subzone:* 15 feet.

B. *Side setback:*

1. *VR-S and VR-A subzones:* Ten feet.
2. *VR-B zone:* Ten feet on one side of the lot and five feet on the opposite side of the lot, except that all development on the lot must be at least ten feet away from existing development on all adjacent lots.

C. *Side setback; corner lots:*

1. *VR-S and VR-A subzones:* 30 feet.
2. *VR-B zone:* 15 feet.

D. *Rear setback:*

1. *VR-S subzone:* 20 feet.
2. *VR-A subzone and VR-B subzone:* Ten feet.

10-11B-6: SETBACK REQUIREMENTS:

The following minimum setback requirements apply to each lot or parcel of land within the VC zone:

- A. *Front setback:* Each lot or parcel of land must have a front setback of not less than 30 feet, except for lots one-half acre and larger with frontage on SR9. On those lots the front setback is 30 feet for all buildings and structures 18 feet and less in height, and 50 feet for all buildings and structures greater than 18 feet and less than 26 feet in height.
- B. *Side setback:* Each lot or parcel of land shall have a side setback of not less than ten feet, except where the side of the lot abuts a lot or parcel in an FR or VR Zone. In such cases, the required setback of the abutting side must be at least 20 feet.
- C. *Side setback, corner lots:* The side setback contiguous to any street shall be the same as required front setback.
- D. *Rear setback:* Each lot or parcel of land shall have a rear setback of not less than 20 feet.
- E. *Exemption:* In instances where the adjacent property is commercially zoned and where a building or structure on such adjacent property is already in existence closer than the required side and rear setback, the Planning Commission may allow a side or rear setback less than that stated above if it finds that the reduction would not be detrimental to the health, welfare, or safety of persons residing or working in the vicinity.