

## Chapter 17.45

### R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD RESIDENTIAL ZONE

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#### 17.45.010 Objectives and characteristics.

The objective in establishing the R-2 residential zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1 residential zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one-household and two-household dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods.

In order to accomplish the objectives and purposes of this title, and to promote the essential characteristics of this zone, the regulations set out in this chapter shall apply in the R-2 residential zone. (Ord. 19-13 § 21 (part), 2019; prior code § 27-16-1)

#### 17.45.020 Permitted uses and regulations.

- A. *Permitted Uses.* The following uses shall be permitted-by-right. If a use is not listed it is prohibited.
1. Accessory dwelling units as per Chapter [17.70](#). Type 1, Type 2, and Type 3 ADUs are permitted uses.
  2. Agriculture.
  3. Day care. Day care shall be permitted to operate subject to the following standards:
    - a. City of Moab business license is required.
    - b. A valid day care license or certificate as issued by the State of Utah is required.

- c. Applicants for a City business license shall submit a conceptual site plan that indicates:
    - i. Ingress and egress to the property;
    - ii. Drop off/pick up areas;
    - iii. Traffic circulation;
    - iv. Off-street parking (single-household residence plus space for each FTE staff member);
    - v. Landscaping;
    - vi. Buffering or separation from dissimilar uses;
    - vii. Open space for older kids.
  - d. Compliance with all applicable City regulations regarding noise, odor and glare.
4. Foster care homes.
  5. Group home.
    - a. Such homes must be licensed by the State of Utah.
    - b. All exterior aspects of a group home, including its scale and off-street parking configuration, shall conform with the requirements of the R-2 zone.
    - c. Such homes shall provide off-street parking pursuant to Sections [17.09.210](#) through [17.09.340](#).
    - d. Such homes may provide living arrangements for not more than twelve residents per home (excluding supervisory personnel).
  6. Home occupations subject to the requirements set forth in Section [5.80.050](#).
  7. One-household dwellings and accessory uses.
  8. Places of worship. All places of worship shall be subject to the regulations established by Utah State Code Annotated ("UCA"). The Planning Department, in accordance with Chapter [17.67](#), shall receive a complete site plan which demonstrates that:
    - a. Traffic impacts are minimized so that on-street vehicle flows will not be impeded.
    - b. Noise, odor, and glare is contained on the property.
    - c. Landscaping shall be completed in accordance with the provisions located in Sections [17.09.360](#) (Landscaping – Required) and [17.09.370](#) (Landscaping – Specifications generally). A minimum of fifteen percent of the interior of the parking areas must be landscaped. Trees shall be utilized to provide shade

for vehicles and must be of a sufficient size and placement to provide shade to forty percent of the parking area within three years.

- d. Possible impacts on adjacent streets, sidewalks, and bike/pedestrian routes have been identified and reduced to minimum levels.
  - e. Adequate parking for the intended use is provided.
9. Planned unit developments subject to the requirements set forth in Chapter [17.66](#).
  10. Public facilities. This type of use shall be allowed in compliance with the following standards:
    - a. The proposed use shall be situated on a tract of land sufficient in size to provide for the activities of the use as well as required landscaping, off-street parking, and trails;
    - b. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses;
    - c. Parking areas shall be an all-weather surface such as concrete, asphalt or sealed gravel that will not generate dust or deposit gravel on paved roadways;
    - d. Compliance with all applicable City regulations regarding noise, odor and glare;
    - e. Outside storage of equipment, materials, and supplies shall be contained and located within a building or a sight obscuring fence;
    - f. The use shall demonstrate that there is a benefit to the neighborhood or community;
    - g. The proposed use shall not generate traffic in excess of the level of traffic associated with the number of residential dwellings that could be permitted on the parcel.
  11. Public libraries.
  12. Public parks and public recreation buildings.
  13. Schools. All schools shall be subject to the regulations established by Utah State Code Annotated. The City, in accordance with Chapter [17.67](#), shall receive a complete site plan showing that:
    - a. Traffic impacts are minimized so that on-street vehicle flows will not be impeded.
    - b. Possible impacts to adjacent streets, sidewalks, and bike/pedestrian routes have been identified and reduced to minimum levels.
  14. Two-household dwellings and accessory uses. (Ord. 21-16 § 3, 2021; Ord. 19-13 § 21 (part), 2019; Ord. 18-01 (part), 2018; Ord. 12-05 (part), 2012; Ord. 11-01 (part), 2011; Ord. 97-26, 1997; prior code § 27-16-2)

### **17.45.030 Area requirements.**

An area of not less than five thousand square feet shall be provided and maintained for each one-household dwelling and uses thereto. For two-household dwellings the lot size shall consist of a minimum of three thousand square feet per dwelling. For child day care centers and foster household care homes the building site shall contain at least ten thousand square feet. An area of not less than five acres shall be provided and maintained for each planned unit development, except that there shall be no area requirements for additions to an approved planned unit development. All church buildings shall have a building site area in which the area of the building is equal to or less than twenty percent of the total parcel size area. (Ord. 19-13 § 21 (part), 2019; Ord. 13-01 (part), 2013; Ord. 99-04 (part), 1999; Ord. 97-03, 1997; prior code § 27-16-3)

### **17.45.040 Width requirements.**

The minimum width of any building site for a one-household dwelling or other building shall be fifty linear feet, measured at a distance of fifteen feet back from the front lot line. (Ord. 19-13 § 21 (part), 2019; Ord. 13-01 (part), 2013; Ord. 11-15 (part), 2011; Ord. 99-04 (part), 1999; prior code § 27-16-4)

### **17.45.050 Location requirements.**

- A. *Front Setback.* The minimum front setback for main buildings shall be fifteen feet.
- B. *Side Setback.* The minimum side setback for any dwelling or any other main building shall be seven feet; provided, that the minimum distance between dwellings located on the same or adjoining lots shall be ten feet. On corner lots, the side yard which faces on a street shall be not less than fifteen feet or seventy-five percent of the front yard setback.
- C. *Rear Setback.* The minimum rear setback for any main building shall be twelve feet. (Ord. 19-13 § 11, 2019; Ord. 13-01 (part), 2013; Ord. 10-14 (part), 2010; Ord. 95-17, 1995; prior code § 27-16-5)

### **17.45.060 Special requirements.**

The following special provisions shall apply in this zone in order to protect its essential characteristics and to promote the purpose of this title:

- A. The ground floor area of the primary dwellings shall be at least five hundred square feet.
- B. The maximum permitted density of planned unit developments shall be eight dwelling units per acre of land contained within the development. (Ord. 18-01 (part), 2018; Ord. 13-01 (part), 2013; Ord. 93-22, 1993; prior code § 27-16-6)

## **17.45.070 Supplementary regulations.**

See Supplementary Requirements and Procedures Applicable Within Zones (Chapter [17.09](#) of this title). (Prior code § 27-16-7)

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**The Moab Municipal Code is current through Ordinance 23-04, and legislation passed through April 11, 2023.**

Disclaimer: The City Recorder's Office has the official version of the Moab Municipal Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

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