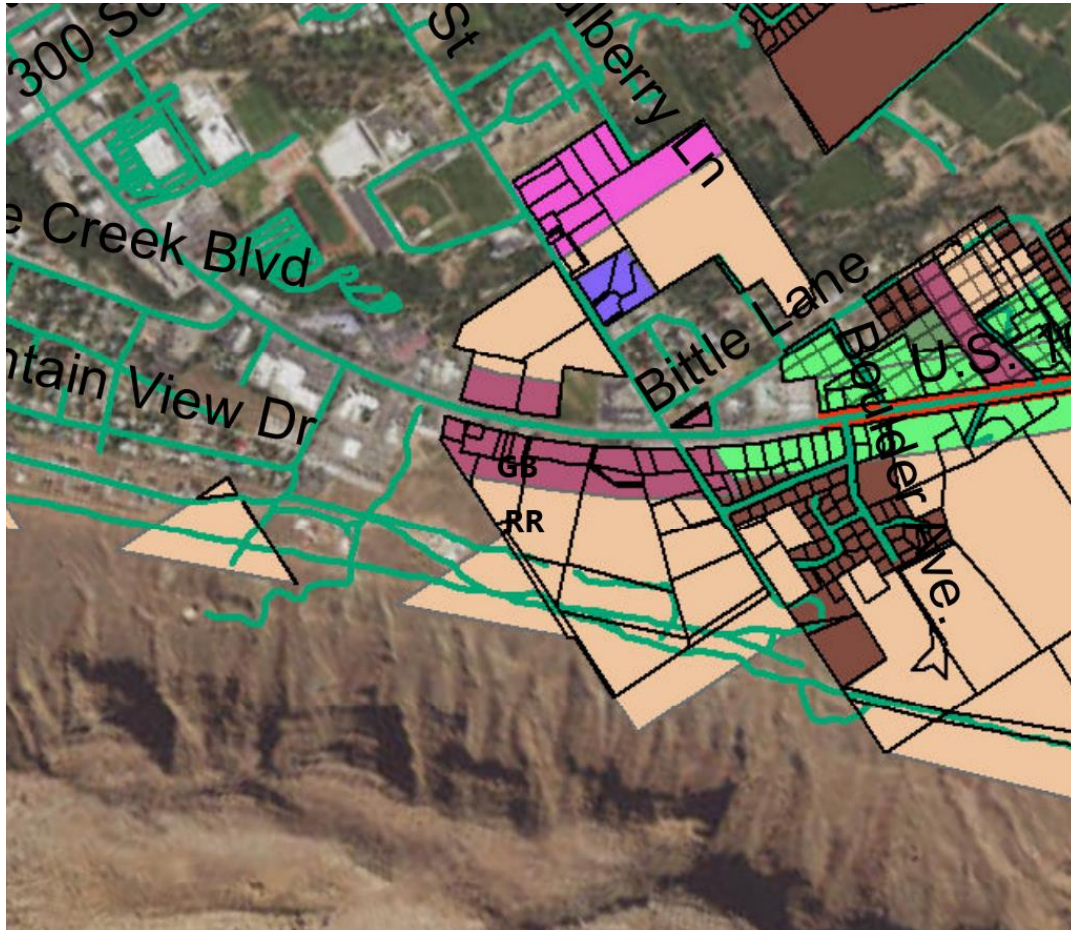


**LBH Annexation
Zoning Analysis
May 7, 2020**

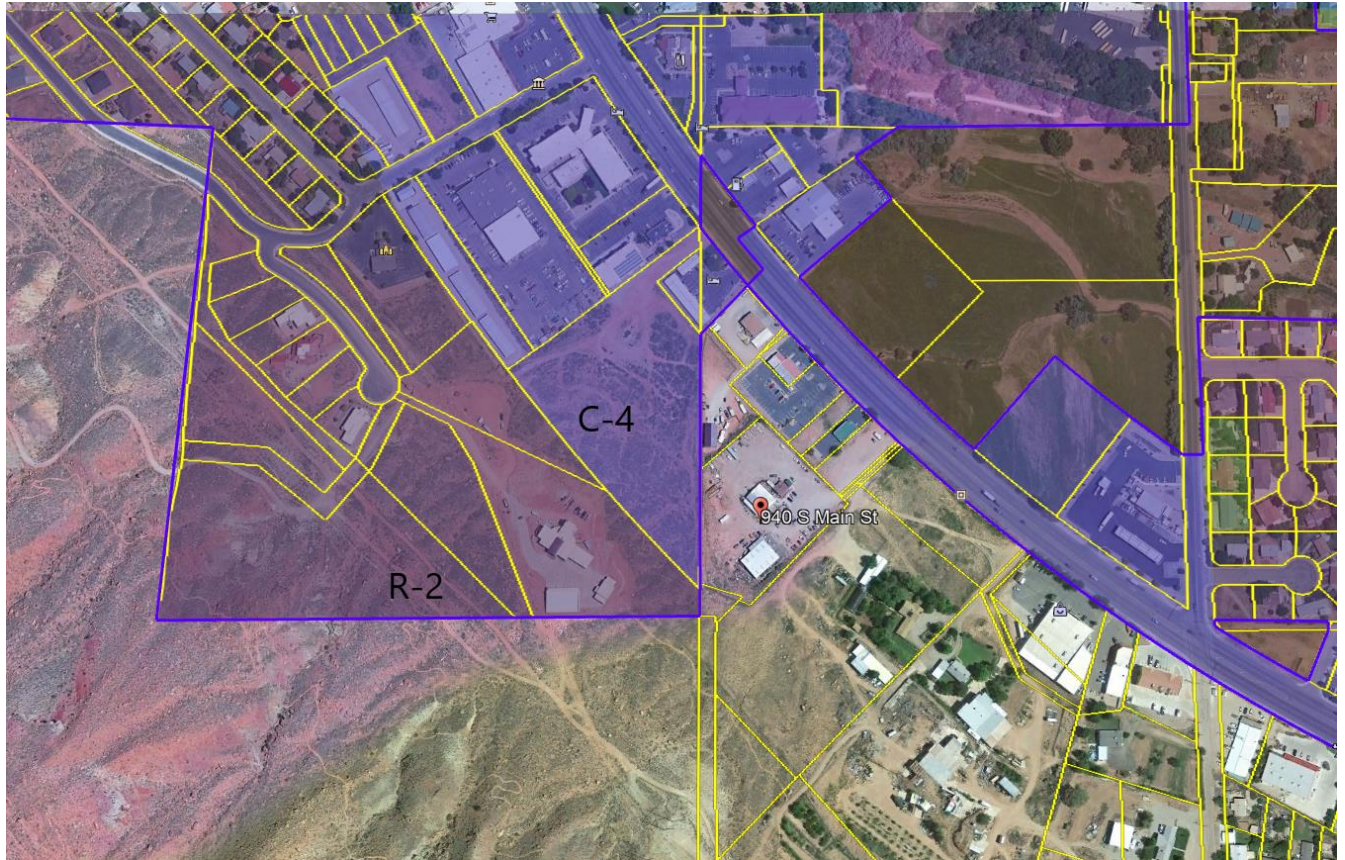
Prepared by Nora Shepard, AICP Planning Director, City of Moab

Parcel Information:

Tax ID: 020120037
020120011
Address: 938 and 940 South Hwy 191 (Main Street)
Parcel Size: 3.21 Acres
Location: Grand County (outside city limits)
Current Zoning: County Rural Residential (1 Unit/acre)
County General Business



Adjacent Zoning: City C-4 General Commercial (dark purple)
City R-2 Single or Two Household Residential (light purple)



Existing Uses: Existing Commercial Buildings
Tax Record: Use is described as Commercial Buildings, Commercial Improved

Allowable Uses	C-4 city	R-2 city	GB county	RR county
Accessory Dwelling Units	no	yes		
Accessory buildings and uses		no		
Agriculture		yes	Very limited	yes
Assembly of Appliances from previously prepared parts	yes	no	limited	no
Asphalt/Concrete Batch Plants, temporary	yes	no	no	no
Auction Houses	yes	no		no
Autobody and Fender Shops	yes	no	limited	no
Bars	yes	no	yes	no
Caretaker or Guard Resident	yes	no		
Day Care Center		yes	yes	conditional
Dwellings above the ground floor of a non-residential structure	yes		yes	
Dwellings in the C-4 Commercial Zone	limited			
Dwellings in the GB Zone			Limited – upper floor only	
Eating Establishments	yes	no	yes	no
Engraving and Printing Establishments	yes	no	??	no
Established Overnight Accommodation (now new OAs allowed)	yes	no	Only through the Overlay	no
Farm Equipment Sales	yes	no	yes	
Foster Group Homes		yes	no	yes
Funeral Establishments	yes	no	no	no
Ground Floor employee units	yes			
Gas Stations	yes	no	conditional	no
General Retail		no	yes	no
Gymnasiums	yes	no	yes	
Hardware Stores and Lumber Yards	yes	no	yes	no
Historic Dwellings	yes			
Home occupation businesses		yes		
Hospitals	yes	no	yes	conditional
Laboratories (other than working with hazardous materials)	yes	no	?	?
Large Scale Retail (1 use over 30,000 sf)		no	?	no

Manufactured Home Sales	yes	no		no
Manufacturing, compounding and processing	yes	no	limited	no
Multihousehold Dwellings	yes	no		no
Allowable Uses	C-4	R-2	GB	RR
Municipal Facilities and Services		no	limited	limited
Office, business or professional		no	yes	no
One-household Dwellings and accessory uses		yes		yes
Outfitters and Guide Services		no	conditional	conditional
Outdoor Recreational Uses, commercial		no	limited	limited
Parking Lots (commercial)	yes	no		no
Places of Worship		yes	yes	yes
Planned Unit Developments		yes		
Professional Offices	yes	no	yes	no
Public Facilities	yes	yes	yes	limited
Public Libraries		yes	yes	yes
Public Parks and Recreation Buildings		yes	yes	yes
Public and Private Research Establishments	yes	no	?	
Recreational Vehicle/Travel Trailer Parks	No New	no	Overlay only	no
Repair Services, limited			yes	no
Second Hand Stores	yes	no	yes	no
Self Service Storage	yes	no	yes	no
Service Establishments	yes	no	yes	no
Schools	yes	yes	yes, limited	Yes, limited
Retail Establishments	yes	no	yes	no
Two-household Dwelling and accessory uses		yes		
Service Stations	yes	no	conditional	no
Trucking Company	yes	no		no
Utility Provider structures and buildings	yes		conditional	no
Vehicle Repair	yes	no	?	no
Vehicle Sales	yes	no	yes	no
Warehouses	yes	no	no	no
Wholesales Establishments with stock on premises	yes	no	conditional	no

Wireless Communication Towers	yes		conditional	
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Please Note: Many of the uses listed have specific development standards that are required to be complied with.