

Chapter 17.48 R-3 MULTI-HOUSEHOLD RESIDENTIAL ZONE

Sections:

- 17.48.010 Objectives and characteristics.
- 17.48.020 Permitted uses and regulations.
- 17.48.030 Area requirements.
- 17.48.040 Width requirements.
- 17.48.050 Location requirements.
- 17.48.060 Special provisions.
- 17.48.070 Supplementary provisions.

17.48.010 Objectives and characteristics.

The objective in establishing the R-3 residential zone is to provide appropriate locations within the City for high density residential development. In general, this zone is located in the central part of the City, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1 and R-2 zones.

Representative of the uses within the R-3 zone are one-household, two-household, three-household and four-household dwellings and apartment houses, and related community facilities. However, commercial and industrial uses are prohibited therein.

Owners and developers of property should bear in mind that primacy is given to multiple household dwellings, boarding houses, rest homes and other high density residential uses, and should develop and maintain their property in recognition thereof.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-3 residential zone. (Ord. 19-13 § 21 (part), 2019; prior code § 27-17-1)

17.48.020 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](#).

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 homes.
 - 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-3 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 sixteen residents per home (excluding supervisory personnel).
6. Home occupations subject to the requirements set forth in Section [5.80.050](#).
7. Multi-household dwellings. Developments consisting of seven or more multi-household units shall be subject to the following additional requirements:
 - a. *Access.* Vehicular access shall be provided to the property in such a way that it does not impede traffic patterns on adjacent streets.

-
- b. *Parking.* Off-street parking shall be designed in such a way as to allow vehicles to pull forward into the on-street traffic flow.
 - c. *Garages or Carports.* If provided, garages and carports shall not be located in the front yard and shall be set back from the front wall of the principal structure at least fifteen feet or be accessed from the rear or side of the property.
 - d. *Landscaping.* All off-street parking shall be landscaped and buffered from adjacent uses. A minimum of fifteen percent of the interior of the parking area shall be landscaped to provide shade and break up the expanse of asphalt.
 - e. *Buffering.* All adjacent uses shall be buffered by a distance of not less than fifteen feet and contain berms, shrubs, and other plantings. Buffering may be combined with screens, fences and hedges.
 - f. Apartments and court apartments shall designate an open space/recreation area that is a minimum of two hundred square feet in size to be developed into recreation, play or landscaped areas. The requirement can be met with the construction of a recreation room (“rec room”) or club house of a similarly sized area that can be used for residents and their guests for recreation/social activities and/or relaxation.
 - g. The allowed number of multi-household units shall be determined by Section [17.48.030](#).
8. One-household dwellings and accessory uses.
9. 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.
10. Planned unit developments subject to the requirements set forth in Chapter [17.66](#).

11. 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.
12. Public libraries.
13. Public parks and public recreation buildings.
14. 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.
15. Two-household dwellings and accessory uses. (Ord. 19-13 § 21 (part), 2019; Ord. 18-01 (part), 2018; Ord. 12-05 (part), 2012; prior code § 27-17-2)

17.48.030 Area requirements.

An area of not less than five thousand square feet shall be provided and maintained for each one-household dwelling and two-household dwellings. All other multi-household development shall provide a minimum of two thousand square feet per unit for three-household dwellings and above. Schools, churches, boarding houses and other main 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.

An area of not less than three 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. (Ord. 19-13 § 21 (part), 2019; Ord. 13-01 (part), 2013; Ord. 97-04, 1997; prior code § 27-17-3)

17.48.040 Width requirements.

The minimum width of any building site for a one-household dwelling or other buildings shall be fifty linear feet measured at a distance twenty-five feet back from the front lot line. (Ord. 19-13 § 21 (part), 2019; Ord. 13-01 (part), 2013; Ord. 11-15 (part), 2011; prior code § 27-17-4)

17.48.050 Location requirements.

A. *Front Setback.* The minimum front setback for main buildings shall be fifteen feet. No accessory building shall be constructed on a lot prior to the main building.

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 more than ten feet. On corner lots, the side yard that faces on a street shall be not less than twelve feet.

C. *Rear Setback.* The minimum rear setback for any main building shall be twelve feet.

D. The minimum side setback for accessory buildings on interior and corner lots is listed in Section [17.09.560](#), Accessory use or structure. (Ord. 19-13 §§ 12, 13, 2019; Ord. 13-01 (part), 2013; Ord. 10-14 (part), 2010; prior code § 27-17-5)

17.48.060 Special provisions.

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 dwelling shall be at least five hundred square feet.

B. The maximum permitted density of planned unit developments shall be ten units per acre of land contained within the development. (Ord. 18-01 (part), 2018; prior code § 27-17-6)

17.48.070 Supplementary provisions.

See Supplementary Requirements and Procedures Applicable Within Zones (Chapter [17.09](#) of this title). (Prior code § 27-17-7)

The Moab Municipal Code is current through Ordinance 21-05, passed March 23, 2021.

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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: moabcity.org](http://moabcity.org)

City Telephone: (435) 259-5121

[Code Publishing Company](#)