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Zoning Ordinances

Section 9-a

Corridor Protection Overlay Zone

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CHAPTER 9A ENTRY CORRIDOR PROTECTION OVERLAY ZONE (ECPO)

1. Purpose and Intent.

To maintain the character of Kanab City as a destination community with breathtaking scenery, all Development within the designated entry corridors into Kanab City shall comply with the requirement of this Chapter.

- (a) preserve Kanab City's scenic view corridors,
- (b) preserve and enhance the rural resort character of Kanab City's entry corridor,
- (c) provide a significant landscaped buffer between Development and highway uses,
- (d) minimize curb cuts, driveways and access points to highways,
- (e) allow for future pedestrian and vehicular improvements along the highway corridors.

2. Uses.

All uses, including allowed and Conditional uses, must be consistent with the underlying Zoning District. Any structures or Use within ECPO is also subject to specific review criteria, including Conditional use Permit review, as stated in this Section, and Entry Corridor Protection criteria as stated in the following Sections.

3. Lot and Site Requirements.

Lot and Site Requirements and Building heights for all Development Activities and uses within the Frontage Protection Zone must be consistent with the underlying Zoning District and are subject to the following additional requirements:

- (a) Remodels and facade improvement for existing Structures within the ECPO shall require a Conditional use permit with approval by the Planning Commission
- (b) Essential public facilities such as bus shelters, bus lanes, highways, directional signs, and utility installations within the ECPO shall require a conditional use permit with approval by the Planning Commission.
- (c) to minimize curb cuts, driveways, and Access to Kanab City's primary highways and streets, access to property in the ECPO shall be from existing City streets when possible, rather than direct highway access. common driveways between adjoining projects shall be used when possible. Driveways must be placed where they create the least interference with through traffic on highways.
- (d) The Planning commission shall review all proposals for pedestrian by bicycle paths and trails through the ECPO.
- (e) Review of project within the ECPO shall include design review criteria, as described in Chapter 9 of this ordinance.

4. Applicability To Property

Within Existing Kanab City Limits. the regulations contained in this overlay zone shall apply to all lots adjacent to or within three hundred feet (300') of the nearest Right-Of-Way of entry corridor highways as described below:

- (1) Highway 89 from the Eastern City limits to the intersection of 900 East and (2) SR11 from the southern City limits to 400 South.

5. Applicability To Future Annexed properties.

Upon submission of an annexation petition, the Planning Commission shall identify relevant entry corridors for designation by the City Council. Kanab City will request enforcement of Kane County for areas inside the Kanab City Annexation Policy Plan.

6. Access/Traffic.

Access points and driveways connecting directly to the entry corridor roadways shall be minimized. Access shall be from existing City Streets that join with the corridor roadways rather than direct roadway access. Common driveways between adjoining properties shall be encouraged. Whatever direct driveway access is necessary, it shall be located in such a manner to minimize interference with through traffic on the corridor roadway.

7. Setbacks.

(1) A setback in the Entry Corridor Protection Overlay shall be established by the Planning Commission based upon a visual assessment of the property. However, unless otherwise allowed for in this section the Setback shall be twenty five feet (25') from the property line and may require additional setback to accommodate adequate parking and landscaping.

(2) Building setbacks in the Entry Corridor Protection Overlay shall vary from structure to structure within any one lot or development. Setbacks shall also vary from those on adjoining roadway-oriented property to avoid creating a walled effect. Building shall be located in such a manner to enhance and frame important views.

(3) Agricultural or stock fences shall be allowed in the setback subject to approval by the Planning Commission. See fencing, Section 11.

8. Parking Lots.

The parking lots must meet the requirement specific to Kanab City Ordinance.

9. Berms/Earthwork Screening.

All earthen berms and earthwork screening must be graded and planted in such a manner so as to permit views of primary uses on the site from adjacent entry corridor roadway. Additionally, berm crests shall be contoured and varied in height to avoid a straight-line barrier effect.

10. Building Height.

No building within the ECPO shall exceed the allowable height for the underlying zone.

11. Fencing.

All fences in the ECPO must be one of the following styles:

- (1) Wooden rail, vinyl fencing.
- (2) Architecturally compatible solid wood and natural stone.
- (3) Stock fences, that do not front on State Highways.
- (4) Various forms of steel fencing as determined by the Planning Commission. Chair link fencing is not allowed except behind front of structure.
- (5) Outdoor storage area must be enclosed in a solid barrier fence.

12. Pedestrian Facilities.

Trails and sidewalks shall be provided in all ECPO developments in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may occupy setback areas.

13. Landscaping/Vegetation Protection.

A landscaping plan shall be required for all ECPO developments as specified in Chapter 9.

14. Design Standards.

All development within the ECPO shall comply with the specified design standards.

15. Outdoor Display of Art.

The permanent installation of an outdoor display of art that requires a fixed, impervious location on or above the ground, a structure is allowed as Conditional use

within the setback area but at least thirty feet (30') outside of the Utah Department of Transportation (UDOT) Right-of-Way.

16. Public Park Facilities.

(1) The permanent installation of outdoor recreational equipment that requires a fixed, impervious location on or above the ground, a structure is allowed as a Conditional use within the setback area but at least thirty feet (30') outside the Utah Department of Transportation (UDOT) Right-of-Way.

(2) Public park accessory building less than twenty feet (20') in height and six hundred square feet (600 sq. ft.) in size are allowed as a Conditional use within the setback area but at least thirty feet (30') outside the Utah Department of Transportation (UDOT) Right-of-way.

17.1 Building Front Design.

(1) No corrugated sheet metal products or high maintenance materials such as painted wood shall be permitted on the building front. The building area front area shall consist of not more than 60% of a City approved material. The remaining 40% of the total area shall consist of another City approved material. The glazing system used shall cover a minimum of 15% of the building front area.

(2) The primary pedestrian entry of the building should face the street and be identified, defined and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.

(3) the design standards for building fronts described above shall wrap around the building sides adjacent to the primary front a minimum of eight feet (8').

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