

SUMMARY ZONING CHART - COMMERCIAL/INDUSTRIAL ZONES

Commercial/Industrial Zone	CU1	CU2	HC1	HC2	CC	ID1	ID2	ID3
Nephi City Code Chapter	10.7A	10.7B	10.8A	10.8B	10.8C	10.9A	10.9B	10.9C
Minimum Lot Area	8,000 SF (SU) (.1837 A) 7,260 SF (MU) (.1667 A) 8,000 SF (C) (.1837 A)	8,000 SF (SU) (.1837 A) 7,260 SF (MU) (.1667 A) 8,000 SF (C) (.1837 A)	.25 A 10,890 SF	.25 A 10,890 SF	8,000 SF (SU) (.1837 A) 7,260 SF (MU) (.1667 A) 8,000 SF (C) (.1837 A)	.50 A 21,780 SF	.50 A 21,780 SF	.50 A 21,780 SF
Minimum Density	5.445 U/A (SU) 6 U/A (MU)	5.445 U/A (SU) 6 U/A (MU)	4 U/A (C)	4 U/A (C)	5.445 U/A (SU) 6 U/A (MU)	2 U/A (C)	2 U/A (C)	2 U/A (C)
Maximum Units per structure	6 (V)	6 (V/H)	None listed	None listed	None listed	None listed	None listed	None listed
Minimum Frontage	70' = 1st U (SU) 10'/U (+ U) (MU) 100' (C)	70' = 1st U (SU) 10'/U for +U (MU) 100' (C)	150'	150'	70'	140'	140'	140'
Minimum Setbacks - Main (Side Yard - Interior Lot)	8'+10', or 9'+9'=18' (SU) 10'+10'(Int) = 20' (MU) 0' if abuts comm. (C) 10' if abuts resid. (C)	8'+10', or 9'+9'=18' (SU) 10'+10'(Int) = 20' (MU) 0' if abuts comm. (C) 10' if abuts resid. (C)	26'	26'	0' if abuts Comm. (MU/C) 10' if abuts Resid.(MU/C)	26'	26'	26'
Minimum Setbacks - Main (Side Yard - Corner Lot)	8'(Int)+20'(St)=28' (SU) 10'(Int)+20'(St) = 30' (MU) 0'(Int)+20'(St) abuts comm.(C) 10' abuts residential (C) 20' abuts street (C)	8'(Int)+20'(St)=28' (SU) 10'(Int)+20'(St) = 30' (MU) 0'(Int)+20'(St) abuts comm.(C) 10' abuts residential (C) 20' abuts street (C)	26'	26'	0'(Int)+20'(St) if abuts Comm. (MU/C) 10'(Int)+20'(St) if abuts Resid.(MU/C)	26'	26'	26'
Minimum Setbacks - Main (Front Yard)	30' (SU/MU) 20' (C)	30' (SU/MU) 20' (C)	15'	15'	Match existing buildings	30'	30'	30'
Minimum Setbacks - Main (Rear Yard)	30'	30'	26'	26'	26'	26'	26'	26'
Minimum Setbacks - Accessory in Side Yard of Main (Side Yards -Internal Lot)	8' * (both sides)	8' * (both sides)	26'	26'	0' if abuts Comm. (MU/C) 10' if abuts Resid.(MU/C)	26'	26'	26'
Minimum Setbacks - Accessory in Side Yard of Main (Side Yard - Corner Lot)	8' *(Int)+20' *(St)	8' *(Int)+20' *(St)	26'	26'	0'(Int)+20'(St) if abuts Comm. (MU/C) 10'(Int)+20'(St) if abuts Resid.(MU/C)	26'	26'	26'
Minimum Setbacks - Accessory in Rear Yard of Main (Side Yards - Interior Lot)	1' * (both sides)	1' * (both sides)	26'	26'	0' if abuts Comm. (MU/C) 10' if abuts Resid.(MU/C)	26'	26'	26'
Minimum Setbacks - Accessory in Rear Yard of Main (Side Yards - Corner Lot)	1' *(Int)+20' *(St)	1' *(Int)+20' *(St)	26'	26'	0'(Int)+20'(St) if abuts Comm. (MU/C) 10'(Int)+20'(St) if abuts Resid.(MU/C)	26'	26'	26'
Minimum Setbacks - Accessory (Front Yard)	30'	30'	15'	15'	Match existing buildings	30'	30'	30'
Minimum Setbacks - Accessory (Rear Yard)	1' *	1' *	26'	26'	26'	26'	26'	26'
Separation - Accessory Building from any building	10'	10'	10'	10'	10'	10'	10'	10'
Maximum Building Height	45'	45'	75'	75'	75'	75'	62'	62'
Maximum Building Stories	3	3	6	6	6	6	4	4
Maximum building site footprint	5,000 SF	None listed	None listed	None listed	None listed	None listed	None listed	None listed
Maximum building size	15,000 SF	None listed	None listed	None listed	None listed	None listed	None listed	None listed

Legend:

- + = Additional
- * = measured from drip line of building to property line
- A = Acre(s) - measured in net acres (gross acres less dedication for right-of-way)
- C = Commercial Use
- H = Horizontally Built
- Int = Interior side property line
- MU = Multi-Unit (Dwelling)
- N/A = Not applicable
- SF = Square Feet
- St = Street side property line
- SU = Single Unit (Dwelling)
- U = Unit (Dwelling)
- V = Vertically Built

Notes:

1. See each code's yard setback requirements for main buildings to see exception to front yard setback for older lots/homes
2. The maximum number of dwelling units allowed in any multi-unit dwelling structure built horizontally shall be six (6) per bank of units.