

MUNICIPAL CODE

Chapter 17.21

C-2 COMMERCIAL – RESIDENTIAL ZONE*



Sections:

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* **Prior history:** Prior code Sections 27-8-1 through 27-8-5.

17.21.010 Objectives and characteristics.



A. The objectives in establishing the C-2 commercial-residential zone are:

1. To facilitate the development of attractive areas within the City that allow the mixing of compatible commercial and residential uses;
2. To facilitate the orderly expansion of commercial uses out from the central commercial district.

B. The C-2 commercial-residential zone is characterized by attractive and well-maintained commercial and residential buildings set back from public streets and surrounded by landscaped yards. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of the zone, the regulations set out in this chapter shall apply in the C-2 commercial-residential zone. (Ord. 93-16 (part), 1993)

17.21.020 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. Arts and crafts shops.
2. Assembly of appliances from previously prepared parts (contained within a building).
3. Carpentry shops.
4. Convenience establishments that are less than three thousand square feet.
5. *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;

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- 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.
 6. Eating establishments less than two thousand square feet excluding drive-ins or drive-through services.
 7. *Established Overnight Accommodations*. Established overnight accommodations, as defined in this code and as indicated on the Established Overnight Accommodations Map, shall be considered legal, conforming uses.
 - a. Established overnight accommodations will be allowed to make improvements to the property, so long as no new overnight accommodation units are proposed.
 8. Electrical appliance shops (wholesale).
 9. Engraving and printing establishments.
 10. Funeral establishments.
 11. Greenhouses and nurseries.
 12. *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 C-2 zone.
 - c. Such homes shall provide off-street parking pursuant to Sections [17.09.210](#) through [17.09.340](#).
 13. Gymnasiums.
 14. Home occupations subject to the requirements set forth in Section [5.80.050](#).
 15. Hospitals.
 16. *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 properties shall be buffered in accordance with the provisions located in Section [17.10.030](#), Buffer and Screening Requirements.
 - 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.
 17. One-household dwellings and accessory uses.
 18. Outfitters and guide services and facilities.
 19. Parking lots (commercial).
 20. 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.
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- c. Landscaping shall be completed in accordance with the provisions located in Chapter [17.10](#), Landscaping Standards. 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.
21. Professional offices.
22. Public buildings. This use shall be allowed when 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. Dust, glare, odor, and noise shall be confined within the boundaries of the property;
 - 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. Traffic from the proposed use shall not create a significant negative impact on the neighborhood.
23. Public parks.
24. *Restaurant with Outdoor Dining, Permanent.*
- a. All outdoor dining must comply with the applicable building, health and fire codes.
 - b. Outdoor dining must not encroach into the zone required setbacks.
 - c. Additional parking will be required to include the additional floor area.
 - d. All additional lighting will have to comply with the outdoor lighting (dark sky) provisions of the code.
 - e. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses.
 - f. Outdoor dining shall not interfere with required vehicular circulation and parking.
 - g. Temporary structures such as umbrellas, planters, tents, or temporary barriers are allowed. Such items as space heaters are permitted as long as they are at least two feet away from any flammable materials. Tents may be allowed if approved by the Moab Building Official and by Fire Officials. Outdoor cooking is not permitted. Coolers or other displays may be allowed but have to be easily moved and follow health guidelines for distribution.
 - h. No amplified music will be allowed. All operations shall comply with the noise provisions of the MMC.
 - i. Hours of operation will not exceed seven a.m. to ten p.m.
 - j. All restaurants shall be responsible for following DABC rules and regulations.
25. *Restaurants with Outdoor Dining, Seasonal.*
- a. All outdoor dining must comply with the applicable building, health and fire codes.
 - b. Outdoor dining must not encroach into the zone required setbacks.
 - c. All additional lighting will have to comply with the Moab City outdoor lighting (dark sky) provisions of the code.
 - d. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses.
 - e. Outdoor dining shall not interfere with required vehicular circulation and parking.
 - f. No amplified music will be allowed. All operations shall comply with the noise provisions of the MMC.
 - g. Hours of operation will not exceed seven a.m. to ten p.m.

- h. Temporary structures such as umbrellas, planters, tents, or temporary barriers are allowed. Such items as space heaters are permitted as long as they are at least two feet away from any flammable materials. Tents may be allowed if approved by the Moab Building Official and by Fire Officials. Outdoor cooking is not permitted. Coolers or other displays may be allowed but have to be easily moved and follow health guidelines for distribution.
 - i. All restaurants shall be responsible for following DABC rules and regulations.
26. Retail establishments that are three thousand square feet or less.
27. 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.
28. Secondhand stores.
29. Service establishments.
30. Two-household dwellings and accessory uses.
31. Veterinary clinic with indoor kennel.
- a. Noise, odor and glare shall be contained on the property.
 - b. Fencing, landscaping, the design of parking areas, and downward directed and full cut-off light fixtures shall be used to reduce impacts on adjacent properties.
 - c. Parking shall be provided at a rate of one space per one thousand square feet and one space per each employee. ADA handicapped accessible spaces shall be provided as required.
 - d. A buffer area of twenty-five feet shall be used to provide a separation from other uses and adjacent properties. Buffering shall include the elements of subsection [\(A\)\(31\)\(b\)](#) of this section.
 - e. Vehicular ingress and egress traffic patterns shall be designed to not impede existing traffic flows and provide adequate interior circulation.
 - f. Hours of operation for public access shall be from seven a.m. to seven p.m.
32. Wholesale establishments that are less than three thousand square feet (wholesale establishments with stock on premises but excluding establishments whose principal activity is that of a storage warehouse). (Ord. 23-15 § 2, 2023; Ord. 23-12, 2023; Ord. 21-13 § 2, 2021; Ord. 19-18 § 2.2, 2019; Ord. 19-13 § 21 (part), 2019; Ord. 18-01 (part), 2018; Ord. 08-03 (part), 2008; Ord. 93-16 (part), 1993)

17.21.030 **Area, width and location requirements.**



All buildings and structures in the C-2 commercial-residential zone shall be set back at least twenty-five feet from any public street. Area, width and location requirements for buildings arranged, intended or designed primarily for residential use, shall be set back from the front property line a distance of at least twenty-five feet. Minimum side yards shall be at least eight feet or less by conditional use permit, with a minimum rear yard setback of fifteen feet. Street-side setbacks for corner lots shall be no less than twenty feet in width. No area and width requirements shall apply to dwellings located above the ground floor when the ground floor is devoted exclusively to a commercial use permitted in the zone lot coverage of the principal use shall not exceed fifty percent of the total lot area. (Ord. 08-24 (part), 2008; Ord. 93-16 (part), 1993)

17.21.040 **Special provisions.**



- A. A strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped in accordance with the provisions located in Chapter [17.10](#), Landscaping Standards.
- B. No dust, odor, smoke, vibration, directed illumination, or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.
- C. Storage of all merchandise, material and products shall be carried on within a building or within an area enclosed with a sight obscuring fence or wall, except for vehicles in running order.

D. All off-street parking shall be hard-surfaced. (Ord. 23-15 § 2, 2023; Ord. 23-14 § 3, 2023; Ord. 93-16 (part), 1993)

17.21.050
Supplementary regulations.



See also Supplementary Requirements and Procedures Applicable Within Zones (Chapter [17.09](#) of this title). (Ord. 93-16 (part), 1993)

The Moab Municipal Code is current through Ordinance 26-10, passed April 28, 2026.

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.

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

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