CHAPTER 1

GENERAL PROVISIONS

SECTION:

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10-1-1: **TITLE:** This Title shall be known as the *ZONING TITLE OF PROVIDENCE CITY, COUNTY OF CACHE, STATE OF UTAH.* (Zon. Ord., 5-8-1991)

10-1-2: **PURPOSES:**

A. Health, Safety and Welfare: The purposes of this Title are to protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City. This includes regulation on the height and size of buildings and other structures, percentage of lot that may be occupied, size of yards, courts, and other open spaces, density of population, and use of buildings, structures and land for trade, industry, residence or other purposes, and the landscaping thereof.

1. Uncontrolled contamination sources must be restricted from zone one for wells in protected and unprotected aquifers. Pollution sources must be restricted from zone two for wells and springs in unprotected aquifers. Unless the pollution source agrees to install design standards which prevent contaminated discharges to ground water. (See Source Protection Zone Maps 1, 2, & 3) (Ordinance Modification 98-023 01/26/99)

1-1-2. Definitions for the above paragraph are found in the Drinking Water Source Protection Rule, Effective July 26, 1993, Revised July 26, 1995, Revised June 15, 1998, R309-113-6. Definitions. (Copy Attached)

B. Resource Conservation: This Title is also designed to conserve the value and integrity of rural residential neighborhoods, encourage attractive and functional commercial centers, assure orderly growth, protect life and property from natural hazards, assure efficient and safe traffic movement, increase or stabilize the local tax base, preserve culturally and historically important sites and landmarks, encourage good visual quality and high aesthetic standards and efficiently utilize and conserve the City's resources. (Zon. Ord., 5-8-1991)

10-1-3: **SCOPE:**

A. Boundary: This Title shall apply within the corporate boundary of the City.

B. Interpretation: In interpreting and applying the provisions of this Title, the requirements contained herein are declared to be the minimum requirements for the purposes herein stated and shall not nullify the more restrictive provisions of covenants, conditions, agreements or other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.

C. Nonconforming Uses: Any use or occupation of land previously approved as an exception or nonconforming use and having the status of an approved exception or nonconforming use as of the effective date hereof shall be permitted to continue as a lawful nonconforming use or exception. Any approved site plan and all other terms, covenants and conditions applicable as of the effective date hereof shall continue to apply and control the use and occupation of such land. Any proposed change, however, to any site plan or use and occupation shall be done in compliance with the conditions and requirements of this Title (see Chapter 7 of this Title).

D. District Regulations: No building, structure or land may hereafter be used or occupied, and no building or structure or part thereof may hereafter be erected, constructed, moved or altered, except in conformance with all the regulations and restrictions applicable to the zoning district in which it is located.

E. Existing Zoning Ordinance: The existing Zoning Ordinance of the City, including any maps, is hereby superseded and amended to read as set forth herein; provided however, that the Ordinance codified herein shall be deemed a continuation of the previous ordinance and not a new enactment insofar as the substance of revisions of the previous ordinance is included, whether in the same or in different language; and the Ordinance codified herein shall be so interpreted upon all questions of construction, including, but not limited to, questions of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming or nonconforming uses, buildings or structures and to questions as to dates upon which such uses, buildings or structures became conforming or nonconforming. (Zon. Ord., 5-8-1991)

10-1-4: **DEFINITIONS:** The following terms used in this Title shall have respective meanings hereinafter set forth:

ACCESSORY BUILDING:	A subordinate building, detached, and used for a purpose customarily incidental to the main structure on a lot, such as a private garage, offices, storage or repair facilities,

	etc.
ACCESSORY DWELLING UNIT:	A subordinate portions of a single-family dwelling unit which is arranged, occupied or intended to be occupied as living quarters for a single family or no more than two (2) individuals unrelated by blood, marriage or adoption. An accessory dwelling unit shall include sanitary, sleeping and food preparation facilities and shall comply with all applicable health, building and safety codes, as well as all requirements set forth under the issuance of a conditional use permit.
ADULT ORIENTED BUSINESS	Any use, business or commercial establishment regulated under Title 3 Chapter 9: Sexually-Oriented Business.
AGRICULTURE:	The process of raising field, horticultural or garden crops or produce or the raising of domestic animals, fowl or honeybees for the purpose of commercial or home crop production as allowed by the use chart contained in Section 10-6-1 of this Title.
BUILDING:	Any permanent structure having a roof supported from the ground by columns or walls.
BUILDING, HEIGHT OF:	The vertical distance as measured from the highest point of the roof of the building down to a point representative of the average finished grade of the land around the perimeter of the building.
BUILDING, MAIN:	The principal building upon a lot or the building which houses the principal use upon a lot, such as a residence, business, etc.
BUSINESS OFFICE – GENERAL	An office, generally focusing on business, government, professional, or financial services. Examples include: professional services such as lawyers, accountants, engineers, or architects; financial business such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices; public utility offices.
BUSINESS OFFICE – LOW IMPACT	an office, limited to the purposes of receiving and sending mail or telephone calls or primarily conducted on a computer; carried on by members of the residing family; which use is clearly incidental and secondary to the use of the dwelling and does not change the character thereof; involving

	customer traffic, 2 or less a day. Does not require truck delivery or pickup of goods that is in excess of that common to a residential dwelling; no commercial display, nor any disturbances created by the occupation, such as noise, parking problems, increased traffic, unsightliness or pollution, etc.
BUSINESS OFFICE – MEDIUM IMPACT	Service businesses (examples include: professional services such as lawyers, accountants, engineers, or architects; financial business such as lenders, brokers, or real estate agents; data processing; sales offices; consultants) involving customer traffic, but no more than 6 customers, by appointment, per day or 30 per week; vehicles used for delivery and pickup are limited to those normally servicing residential neighbourhoods.
Church	A permanent building for the purpose of conducting religious services and other activities associated with a religious denomination.
CLINIC: (GROUP MEDICAL PRACTICE)	An office or suite of offices where a number of doctors practice. A single doctor practicing in a single office is not considered a clinic.
CLUSTER HOUSING:	A development of land consisting of separate residential lots of record where conventional setbacks, lot sizes or density may be varied with adjacent land held in common, usually as open space, and where said common land is maintained by the City, private management or a homeowners' association.
COMMERCIAL COMPLEX:	Cluster of close by and interconnected non-residential buildings, facilities, and structures
CONDITIONAL USE:	A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some area or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (Ordinance No. 004-2007, 01/23/2007)
CONVENIENCE STORE:	A small store, often franchised, offering a limited selection of food and household products.
COURT:	An open, unoccupied space, other than a yard, on the same

lot with a building or group of buildings and which is bounded on two (2) or more sides by such building or buildings. The width of a court shall be its least horizontal dimension as measured between opposite sides in the same direction as the yard or lot line on which the court opens. The length of a court shall be its least horizontal dimension as measured at a right angle to its width.

CROP PRODUCTION, COMMERCIAL: The process of raising field, horticultural or garden crops or produce for the purpose of providing food production for sale.

CROP PRODUCTION, HOME: The process of raising field, horticultural or garden crops or produce for the purpose of providing food production for the owner of the land upon which the crops or produce are raised, or for someone designated by said landowner, but not intended for sale.

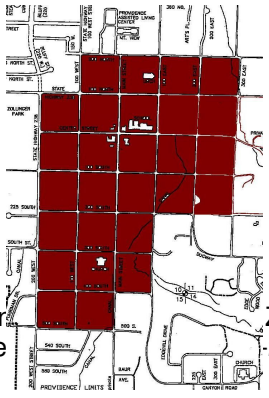
DAIRY: A commercial establishment set up for the purpose of manufacturing and/or processing or dairy products. This definition shall also include any accessory buildings related to dairying activities.

DAIRYING: The keeping of milk-producing animals, offspring and breeding stock primarily for the production of milk and/or the processing of milk products.

DEPARTMENT STORE**:** Large retail establishment with an extensive assortment in variety and range of goods, organized into separate departments. All departments are housed under the same roof to facilitate buying, customer service, merchandising, and control.

DISTRICT: A portion of the incorporated area of the City as shown on the Zoning Map and associated with this Zoning Title and given a formal zoning district designation.

DOWNTOWN AREA: A portion of the incorporated area of the City located generally from 100 North south to 500 South and from 200 West east to 100 West, and from 200 North south to 500 South and from 100 West east to Main Street, and from 200 North south to 400 South and from Main Street to 100 East, and from 200 North south to 200 South and from 100 East east to 300 East. (Ordinance No. 001-2007, 01/09/2007)



DWELLING:	Any building or portion thereof which is designed for residential purposes, except the following: hotels, motels, boarding houses, lodging houses, fraternities, sororities, trailers or dormitories.
DWELLING, FOUR-FAMILY:	A single structure designed and constructed with four (4) dwelling units under a single roof for occupancy by four (4) families on one lot of record.
DWELLING, MULTIPLE-FAMILY:	Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as five (5) or more dwelling units which is occupied as a home or place of residence by five (5) or more families living in independent dwelling units.
DWELLING, SINGLE-FAMILY ATTACHED:	A dwelling joined to another dwelling at one or more sides by a party wall or abutting separate walls, each dwelling being erected upon a separate lot of record which is designed for occupancy by one family on each lot of record.
DWELLING, SINGLE-FAMILY DETACHED:	A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract.
DWELLING, THREE-FAMILY:	A single structure designed and constructed with three (3) dwelling units under a single roof for occupancy by three (3) families on one lot of record.
DWELLING, TWO-FAMILY:	A single structure designed and constructed with two (2) dwelling units under a single roof for occupancy by two (2) families on one lot of record.
DWELLING UNIT:	A building or portion of a building which is arranged occupied or intended to be occupied as living quarters and includes sanitary, sleeping and food preparation facilities which shall be accessible and available to all occupants of the unit.
EASEMENT:	A grant of land by a landowner (or as obtained by operation of law) for use of such land by the public, a corporation or other persons for specific uses and purposes as so designated or recorded.

FAMILY:	Means any one of the following; A. an individual living alone, or B. the head of household and all persons related to the head of household by marriage, legal guardian, or conservator as a parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, great-grandchild, or C. two or three related or unrelated persons living together as one housekeeping unit. (Ordinance Modification 003-2004 01/13/04)
FAMILY ANIMAL KEEPING:	The keeping, in addition to household pets, of large animals in accordance with Chapter 13 of this Title. This includes animals and fowl such as chickens, pheasants, rabbits, turkeys, ducks, geese and pigeons.
FARM, RANCH OR ORCHARD:	An area of five (5) or more acres which is used for the commercial production of crops or the keeping of the usual farm poultry and animals and normal accessory uses for these purposes.
FITNESS CENTER (GYM)	A membership (with monthly fees) based business offering basic programs for: weight loss, cardio training, muscle building, and body toning. May also include programs for sports training and offer classes in martial arts, kickboxing, yoga, aerobics or Pilates. May also include retail sales of health products and fitness products for consumers. Health products may include vitamins and nutritional supplements. Fitness products may include bodybuilding supplements, fitness apparel, and other fitness equipment.
FLAG LOT:	Any lot that does not have adequate width at the minimum setback.
FRONT SETBACK	A line/arc running parallel to the adjacent right of way and through the parcel/lot
FRONTAGE:	The distance along the parcel as measured along right of way line.
GARAGE, PRIVATE:	An accessory building designed or used for the storage of motor-driven vehicles owned and used by the occupants of the

building to which it is accessory. A garage shall be considered part of a dwelling if the garage and dwelling have a roof or wall in common.

GARAGE, PUBLIC: A building, or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, selling or storing of motor driven vehicles.

GRAVEL OR SAND PIT: An open excavation from which gravel or similar material such as sand is obtained by digging, cutting or blasting.

GREENHOUSE: A building primarily constructed of clear or translucent material for the purpose of growing plants.

GYM: See Fitness Center

HANDICAPPED PERSON: A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments, which is likely to continue indefinitely, and which results in a substantial functional limitation in three (3) or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood.

HOME BUSINESS:

1. A business conducted on land containing the primary dwelling or an adjacent parcel owned by the same owner;
2. Business owner must be a resident of the primary dwelling;
3. May employ family members residing in the primary dwelling;
4. May employ no more than four (4) individuals that do not reside in the primary dwelling but work at the premises;
5. Provide sufficient parking and needed facilities for employees and customers completely and entirely on homeowner's land containing the primary dwelling or an adjacent parcel owned by the homeowner
6. Does not change the aesthetic character of the area and

zone;
7. No commercial display, other than an unlighted nameplate sign (see Chapter 15 of this Title), which is two (2) square feet in area or less;
8. Must comply with Title 3 Chapter 5 of this Code;
9. Home businesses are subject to all licensing, inspections, laws and regulations, etc

HOTEL: Any building containing six or more guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied for sleeping purposes by guests. (Ordinance Modification 98-OM011 06/09/98)

HOUSEHOLD PETS: Animals or fowl ordinarily permitted in a house and kept for company or pleasure (i.e., dogs, cats, small birds, etc.)

INNER BLOCK DEVELOPMENT: Residential development of dwelling structures occurring in the interior of existing blocks.

JUNK: Old or scrap metal, rope, rags, batteries, paper trash, rubber, debris, waste, dismantled or wrecked automobiles or parts thereof, iron, steel and other old or scrap ferrous or nonferrous material.

JUNK YARD: The use of any lot, portion of any lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metal, other scrap material or for the dismantling, demolition or abandonment of automobiles, vehicles, machinery, appliances, etc., or any parts thereof.

KENNEL: Owning, keeping or maintaining more than three (3) dogs over the age of three (3) months at the same residence.

LARGE ANIMALS: Horses, cows, sheep, goats and other similarly sized domestic animals, except those expressly defined as household pets.

LIGHT MANUFACTURING: Shall include manufacturing and assembly processes that ordinarily do not create noise, smoke, fumes, glare, or odors that exceed the requirements of Title 3 Chapter 4 and Title 4 of this Code. Light manufacturing includes processes which do not require extensive floor area or land areas (must comply with zoning requirements for the zone that are listed in other chapters in this Title).

LIVESTOCK: The keeping of domestic animals such as cattle, horses, sheep, hogs or goats that are raised for commercial or home use.

LODGING HOUSE: Any building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise. (Ordinance Modification 98-OM011 06/09/98)

LOT: A parcel of land occupied, or to be occupied, by a main building, or group of buildings (main and accessory), together with such yards, open spaces, lot width and lot area as are required by this Title and having sufficient frontage upon, or access easement to, a public street.

LOT WIDTH: The distance measured along the building setback through the lot/parcel.

MANUFACTURED HOUSE: A structure transportable in one of more modules which is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation and footing when connected to required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The manufactured house shall be permanently attached to an approved foundation and footing. Units manufactured prior to June 1976 not stamped approved by HUD (National Mobile Home Construction and Safety Standards Act of 1974) shall not be considered a “manufactured house”, as defined herein. For clarification, this definition excludes mobile homes, trailers, campers and other similar units as may be defined in this Title and which are permitted in mobile home parks or mobile home subdivisions under the relevant regulations of this and other Providence City ordinances and regulations. Also excluded from this definition are other types of manufactured housing often referred to as factory built or modular units. Such units shall be designed and constructed to satisfy all provisions of the Uniform Building Code (UBC) and other related codes. If so designed and constructed, then said units are similar to site built structures in design and construction, except that they would be modular in design to facilitate transportation. Said factory built or modular units would be considered prefabricated construction regulated by chapter 50 of the UBC and for this reason would not be included as a “manufactured house”, as defined herein.

MINING AND SIMILAR ACTIVITIES:	Any mining or similar activity including gravel and/or sand pits, quarries, oil, gas and mineral extractions and treatment activities, facilities and operations. Sod farms, land leveling for agricultural purposes and excavation for permitted uses as per this Zoning Title shall not be included in said definition.
MOBILE OR TRAILER HOME:	A vehicle with or without motive power, designed to be used for human habitation. Also, a vehicular portable structure built on a chassis and designed to be used without a permanent foundation for human habitation not taxed as real property by Cache County, State of Utah.
MUSEUM:	A permanent building for the purpose of storing, preserving and exhibiting historic, artistic or scientific objects.
NONCONFORMING BUILDING OR STRUCTURE:	A building, structure or portion thereof, lawfully existing at the effective date hereof, which does not conform to all height, area and yard regulations as detailed herein for the district in which it is located.
NONCONFORMING LOT:	A parcel of land with a separate legal description and property identification number existing at the effective date hereof, which did not meet the lot area, width and space requirements and whose size or shape has not been diminished or changed by sale or lease since the effective date hereof.
NONCONFORMING USE:	A land use or activity which was lawful prior to the adoption, revision, or amendment of this Zoning Title, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of this Zoning Title.
NURSERY, HORTICULTURAL:	A place where young trees and/or other plants are raised.
OPEN SPACE:	A portion of land or development site that is permanently set aside for public or private use and will not be developed. Open space may be used as community open space or preserved as green space. Green Space is open space maintained in a natural, undisturbed, or revegetated condition.
OVERLAY ZONE:	A zone which allows for the imposition of additional or special regulations to a unique situation which may not be delineated on a zoning map. The special regulations or standards do not

negate the existing regulations of the underlying district, but are supplemental to them for the unique situation. (Ordinance Modification 011-99 04/13/99)

PLANNED UNIT DEVELOPMENT (PUD): A development of land consisting of separate residential lots of record where conventional setbacks, lot sizes or density may be varied with adjacent land held in common, usually as open space, and where said common land is maintained by the City, private management or a homeowners' association.

PRIMARY BUILDING SETBACK: The shortest distance measured perpendicular from the right-of-way to the closest point of primary structure.

PUBLIC BUILDING: Any building, or group of buildings, constructed by a government entity and intended for use by the general public as established by State law (i.e., public schools, government offices, etc.).

PUBLIC PARK: A tract of land set aside for the purpose of providing recreation for the general public.

REAR SETBACK: A line/arc running parallel to the rear property line/arc through the lot/parcel.

RESIDENTIAL FACILITIES FOR ELDERLY PERSONS:

1. A residential facility for elderly persons may not operate as a business.
2. A residential facility for elderly persons shall:
   a. be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident.
   b. be consistent with any existing, applicable land use ordinance affecting the desired location; and
   c. be occupied on a 24-hour-per-day basis by eight or fewer elderly persons in a family-type arrangement.
3. A residential facility for elderly persons may not be considered a business because a fee is charged for food or for actual and necessary costs of operation and maintenance. U.C.A. § 10-9a-516 et.seq. (Ordinance No. 004-2007, 01/23/2007)

RESTRICTED LOT: A parcel of land severed or placed in ownership after April 8, 1963 and which does not meet all area, width, setback, yard and other space requirements of this Title for a lot. Also a

	parcel of land which does not meet all the requirements of this Title for a lot, but the creation of which has caused any adjacent or contiguous lot from which it was severed to be insufficient in area, width, setback, yard or space requirements, when such adjacent lot has a structure on it, or a building permit issued for the construction of a structure.
SECONDARY RESIDENTIAL STRUCTURE:	A subordinate dwelling unit (detached) other than a mobile home.
SETBACK:	The shortest distance from a building on a lot to any property line, lot line or public road right of way adjacent to said lot.
SHOPPING CENTER:	a complex of stores, movie theaters, restaurants, etc. grouped together and having a common parking area
SMALL RETAIL OUTLET	a small store that would enhance a residential community (must comply with zoning requirements for the zone that are listed in other chapters in this Title).
STRUCTURE:	Any assemblage of materials into a finished product that stands above the ground such as a building, fence, wall, etc.
TIRE SALES, RETAIL	A building or premises used for the retail sale and installation of tires and related under car services; but not including paint, body and frame repair, or rebuilding of engines, transmissions, or differentials. (Ordinance Modification 001-01 02/27/01)
TRAILER CAMP OR MOBILE HOME PARK:	Any area or tract of land used or designed to accommodate two (2) or more trailers, mobile homes or camping vehicles.
TRAILER OR MOBILE HOME:	A vehicle with or without motive power, designed to be used for human habitation. Also, a vehicular portable structure built on a chassis designed to be used without a permanent foundation for human habitation not taxed as real property by Cache County, State of Utah.
UNDER CAR SERVICES:	For the purposes of this Title, the following shall be considered under car services: front-end alignment, brakes, shocks, struts, and lube, oil and filter. (Ordinance Modification 001-01 02/27/01)

YARD: A space on a lot, other than a court, unoccupied and unobstructed by buildings and/or structures from the ground upward, except as otherwise provided herein.

ZONE: A portion of the incorporated area of Providence City shown on the approved Zoning Map and associated with this Zoning Title and given a formal zoning district designation. (Zon. Ord., 5-8-1991; Ord., 2-16-1994; Min., 8-28-1996; Ord., 4-9-1996; Ord. 97-OM003, 2-11-1997, eff. 2-11-1997; 1998 Code)

10-1-5: **AMENDMENTS, CHANGES:**

A. Zoning Title: Changes and amendments to this Zoning Title shall be done in accordance with State law[1].

B. Zoning Change: Any change of zoning shall be by a vote of the City Council with at least three (3) Council members voting in favor of said change. Such action shall be taken only after a recommendation concerning such request for zoning change is received from the Planning and Zoning Commission or after the time for response has elapsed, after public notification, and after a public hearing is held in accordance with State law. (Zon. Ord., 5-8-1991)

10-1-6: **NOTICE REQUIREMENTS**: (Ordinance No. 004-2007, 01/23/2007)

A. Require Notice: At a minimum, the City shall provide actual notice or the notice required by this part.

B. Applicant Notice – Wavier of Requirements:

1. For each land use application, the City shall:

a. Notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application;
b. Provide to each applicant a copy of each staff report regarding the applicant or the pending application at least three business days before the public hearing or meeting; and
c. Notify the applicant of any final action on a pending application.

2. If the City fails to comply with the requirements of Subsection (1)(a) or (b) or both, an applicant may waive the failure so that the application may stay on the

[1] U.C.A. §§ 10-9-402 and 10-9-403.

public hearing or public meeting agenda and be considered as if the requirements had been met.

C. Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications:

1. The City shall provide:
   a. Notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
   b. Notice of each public meeting on the subject.

2. Each notice of a public hearing under Subsection (A)(1) shall be at least ten calendar days before the public hearing and shall be:

   a. Published in a newspaper of general circulation in the area;
   b. Mailed to each affected entity; and
   c. Posted on the City's official website; or
   d. three locations within the City.

3. Each notice of a public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be:
   a. Submitted to a newspaper of general circulation in the area; and
   b. Posted on the City's official website; or
   c. Three locations within the City.

D. Notice of Public Hearings and Public Meetings on Adoption or Modification of any Land Use Ordinance other than the General Plan:

1. The City shall give:
   a. Notice of the date, time, and place of the first public hearing to consider the adoption or any modification of a land use ordinance; and
   b. Notice of each public meeting on the subject.

2. Each notice of a public hearing under Subsection (1)(a) shall be:
   a. Mailed to each affected entity at least ten calendar days before the public hearing;
   b. Posted on the City's official website; or
   c. Three locations within the City
   d. (i) Published in a newspaper of general circulation in the area at least ten calendar days before the public hearing; or
      (ii) Mailed at least three days before the public hearing to:
      Each property owner whose land is directly affected by the land use ordinance change; and each adjacent property owner.

3. Each notice of a public meeting under Subsection (A)(2) shall be at least 24 hours before the meeting and shall be posted on the City's official website or in three locations within the City.

E. Adjacent Property Owners Notice Under Subsection 12A-504(B)(3)(b).

1. If the City elects to provide notice to adjacent property owners, under subsection 12A-504(B) (3) (b) the City shall:

a. Mail notice to the record owner of each parcel; or

b. Post notice on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passer-by.

2. The City shall mail notice to each affected entity of a public hearing to consider a preliminary plat describing a multiple-unit residential development or a commercial or industrial development.

3. The City shall provide notice as required by Section 10-1-6(E) for a subdivision that involves a vacation, alteration, or amendment of a street.

G. Hearing and Notice for Proposal to Vacate, Alter, or Amend a Public Street or Right-of-Way. For any proposal to vacate, alter, or amend a public street or right-of-way, the land use authority shall hold a public hearing and shall give notice of the date, place, and time of the hearing by:

1. Mailing notice as required in Subsection 10-6-1(D);

2. Mailing notice to each affected entity; and

3. Publishing notice once a week for four consecutive weeks before the hearing in a newspaper of general circulation in Providence City.

H. Names and Address of Third Party Persons. In addition to any other information required from an applicant or petitioner under the provisions of the Land Use Ordinance, each applicant or petitioner shall submit to the municipality, with the required application or petition, a list stating the names and addresses of all owners of all relevant real property in order to the City to mail notice as set for in this ordinance. The cost of forwarding the notices may be charged to an collected from the applicant or petitioner.