

ORDINANCE NO. 2015-03

AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE, SECTION 16.44.040 - MINIMUM AREA REQUIREMENTS, 16.44.050 - MINIMUM WIDTH REQUIREMENTS, AND 16.44.060 - SETBACK REQUIREMENTS.

WHEREAS, the City Council finds that the regulation of minimum area requirements, minimum width requirements, and setback requirements is necessary for orderly growth and conduct of business within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation.

BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UTAH AS FOLLOWS:

Section 1. Section 16.44.040 is hereby amended to read as follows

16.44.040 Minimum area requirements.

In the R-4 residential zone, minimum area requirements are as follows:

A. For each residential building: six thousand five hundred (6,500) square feet, plus one thousand five hundred (1,500) square feet for each dwelling unit in excess of one (1) in each building;

B. For other main buildings: seven thousand five hundred (7,500) square feet.

C. One (1) family dwelling utilizing zero side yard: four thousand five hundred (4,500) square feet. (PZSC § 03-22-004)

Section 2. Section 16.44.050 is hereby amended to read as follows

16.44.050 Minimum width requirements.

A. Width requirements shall be measured at a distance of thirty (30) feet back from the front lot line.

B. The minimum width of any parcel for a one (1) family or other main building shall be sixty-five (65) feet, plus five (5) additional feet for each additional dwelling unit up to eighty (80) feet.

C. One (1) family dwelling utilizing zero side yard: forty-five (45) feet. (PZSC § 03-22-005)

Section 3. Section 16.44.060 is hereby amended to read as follows

16.44.060 Setback requirements.

Setback requirements are the same as required in the R-2 residential zone. —

A. Front Setback: All buildings and structures shall be set back at least twenty (20) feet from the front lot line.

B. Side Setback:

1. Except for dwellings utilizing zero side yards, all dwellings and other main buildings shall be set back from the side property line a distance of at least five (5) feet.

2. The minimum side setback for accessory buildings shall be the same as for main buildings except that no side setback shall be required for accessory buildings located twelve (12) feet or more in back of the dwelling.

3. On corner lots, the side setback from the street along the exterior lot line for any dwelling, accessory building or other main building shall not be less than twenty (20) feet, unless:

a. The exterior lot line is directly adjacent to an unimproved, undeveloped section of public right-of-way. If this is the case, the side setback for accessory buildings shall be ten (10) feet.

C. Rear Setback:

1. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least ten (10) feet. Accessory buildings shall be set back at least one (1) foot from the rear property line.

2. For exterior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least ten (10) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than five (5) feet. (PZSC § 03-22-006)

SECTION A. REPEALER. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the code are hereby repealed.

SECTION B. SEVERABILITY. The provisions of this ordinance shall be severable and if any provision thereof or the application of such provision under any circumstances is held invalid and it shall not affect the validity of any other provision of this ordinance or the application in a different circumstance.

SECTION C. EFFECTIVE DATE. This ordinance shall take effect the day after publication the 25 day of February 2015.

ATTEST:


Kenneth L. Bassett, City Recorder




Mayor Sonja Norton

Date of Publication: _____

2/24/15 + 3/3/15