

**ORDINANCE NO. 2015-19**

**AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE, CHAPTER 16.04 - PLANNING AND ZONING DEFINITIONS, AMENDING SECTIONS 16.04.255 - FRONTAGE, 16.04.345 - LOT, 16.04.755 - YARD, FRONT, 16.04.760 - YARD - REAR, 16.04.765 - YARD, SIDE.**

**WHEREAS**, the City Council finds that updating the definitions for planning and zoning regulations 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 16.04.255 is hereby amended to read as follows**

**16.04.255 Frontage.**

~~All the property fronting on one (1) side of the street between the intersection or intercepting streets or between a street and a right-of-way, waterway, end of dead-end street or political subdivision boundary, measured along the street line. An intercepting street shall determine only boundary of the frontage of the side of the street which it intercepts.~~ **A property line along either a public or private right-of-way.** (PZSC § 03-15-051)

**Section 2. Section 16.04.345 is hereby amended to read as follows**

**16.04.345 Lot.**

A parcel of land occupied or to be occupied by a main building or group of buildings (main **and** or accessory) together with such yards, open spaces, lot width and lot area as are required by this title, and having frontage upon a street. ~~Except for group dwellings and a guesthouse, not more than one (1) dwelling structure shall occupy any one (1) lot.~~ (PZSC § 03-15-069)

**Section 3. Section 16.04.755 is hereby amended to read as follows**

**16.04.755 Yard, front.**

An open space on the same lot with a building, between the front line of the building (exclusive of steps **or architectural projections**) and ~~the front~~ a lot line **having frontage** and extending across the full width of the lot. The "depth" of the front yard is the minimum distance

between the ~~front~~ lot line **frontage** and front line of the building. (PZSC § 03-15-151)

**Section 4. Section 16.04.760 is hereby amended to read as follows**

**16.04.760 Yard, rear.**

An open, unoccupied space on the same lot with a building, between the rear line of the building (exclusive of steps **or architectural projections**) and the ~~rear~~ lot line **directly opposite of the front lot line** and extending the full width of the lot. (PZSC § 03-15-152)

**Section 5. Section 16.04.765 is hereby amended to read as follows**

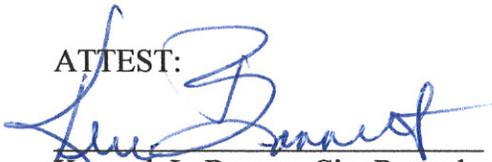
**16.04.765 Yard, side.**

An open, unoccupied space on the same lot with a building, ~~between the side line of the building~~ (exclusive of steps **or architectural projections**) ~~and the side lot line and extending from the front yard to the rear yard~~ **that is not considered part of the front or rear yard**. (PZSC § 03-15-153)

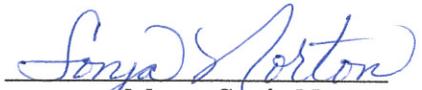
**SECTION A. REPEALER.** All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the code are hereby repealed.

**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 ~~10<sup>th</sup>~~ day of AUGUST 2015.

ATTEST:  
  
Kenneth L. Bassett, City Recorder



  
Mayor Sonja Norton

Date of Publication: 8/25/15