

ORDINANCE NO. 2015-01

AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE, SECTION 16.24.060 - FLAG LOTS PERMITTED.

WHEREAS, the City Council finds that the regulation of flag lots in residential zones 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 16.24.060 is hereby amended to read as follows

16.24.060 Flag lots permitted.

The residential use of flag lots or panhandle shaped lots in residential zones shall be considered a permitted use provided the following requirements are met:

A. It has been demonstrated to the City Planner, Planning & Zoning Commission and City Council that because of topographical features or unique situations associated with the parcel proposed to be subdivided, that substantial use of the subject parcel can not occur unless a panhandle shape lot is allowed to be created.

B. The lot has the required width for access onto a dedicated public street as required in Section 16.26.230 and the ~~Uniform~~ **International** Fire Code. Required side yards shall not be counted as part of the access strip, the access strip shall be a hard surface with adequate drainage and properly maintained. Hard surface means asphalt or concrete. Shared access for more than one lot may be allowed with a recorded easement for all property owners.

C. The body of the interior portion of the lot meets ~~the lot area requirements~~ **all of the required dimensions, to include width and area,** ~~of~~ **for** the zone in which it is located. The access strip shall not count as part of the land area needed to meet the lot area requirement.

D. A fire hydrant will be located within 250 feet of where the dwelling is located or proposed to be located.

E. The address of the dwelling located on the panhandle lot shall be clearly visible from a public street which the panhandle lot accesses. (PZSC § 03-11-006)(Ord. No. 98-02, Amended, 01/28/98)

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.

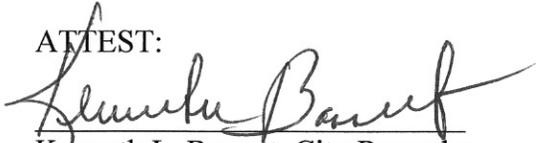
SECTION B. SEVERABILITY. The provisions of this ordinance shall be severable and if any provision thereof or the application of such provision under any circumstances is held

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 11th day of February, 2015.


Mayor Sonja Norton

ATTEST:


Kenneth L. Bassett, City Recorder



Date of Publication: February 10, 2015