ORDINANCE NO. 2015-06

AN ORDINANCE AMENDING ORDINANCE NO. 2015-03 AND THE VERNAL CITY MUNICIPAL CODE, SECTIONS 16.40.040, 16.40.050, 16.42.040, 16.42.050, 16.44.040, AND 16.44.050 - MINIMUM AREA REQUIREMENTS AND MINIMUM WIDTH REQUIREMENTS.

WHEREAS, the City Council finds that the regulation of minimum area and width 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 16.40.040 is hereby amended to read as follows:

16.40.040 Minimum area requirements.

A. One (1) family dwelling: seven thousand (7,000) square feet;
B. Two (2) family dwelling: nine thousand (9,000) square feet;
C. ~~One (1) family d~~Dwelling utilizing zero side yard: four thousand five hundred (4,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. (PZSC § 03-20-004)

Section 2. Section 16.40.050 is hereby amended to read as follows:

16.40.050 Minimum width requirements.

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

A. One (1) family dwelling: seventy (70) feet;
B. Two (2) family dwelling: ninety (90) feet;
C. ~~One (1) family d~~Dwelling utilizing zero side yard: forty-five (45) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. (PZSC § 03-20-005)

Section 3. Section 16.42.040 is hereby amended to read as follows:

16.42.040 Minimum area requirements.

A. One (1) family dwelling: six thousand five hundred (6,500) square feet;

B. ~~One (1) family d~~Dwelling utilizing zero side yard: four thousand five hundred (4,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot;

C. Two (2) family dwelling: nine thousand (9,000) square feet;

D. Three (3) family dwelling: ten thousand (10,000) square feet;

E. Four (4) family dwelling: twelve thousand (12,000) square feet. (PZSC § 03-21-004)

Section 4. Section 16.42.050 is hereby amended to read as follows:

16.42.050 Minimum width requirements.

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

A. One (1) family dwelling: sixty-five (65) feet;

B. ~~One (1) family d~~Dwelling utilizing zero side yard: forty-five (45) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot;

C. Two (2) family dwelling: ninety (90) feet;

D. Three (3) family dwelling: ninety (90) feet;

E. Four (4) family dwelling: one hundred (100) feet; (PZSC § 03-21-005)

Section 5. 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 d~~Dwelling utilizing zero side yard: four thousand five hundred (4,500) square feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. (PZSC § 03-22-004)

Section 6. 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 d~~Dwelling utilizing zero side yard: forty-five (45) feet. Such dwelling must be in a structure having two (2) or more dwelling units, with each dwelling being located entirely and solely on one (1) individual lot. (PZSC § 03-22-005)

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 22 day of April 2015.

Mayor Sonja Norton

ATTEST:

Kenneth L. Bassett, City Recorder

(SEAL)

Date of Publication: 4/22/15