

ORDINANCE NO. 2017-12**AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE, AMENDING SECTION 16.55.020 - SITE DEVELOPMENT STANDARD FOR HEALTH CARE ZONE.**

WHEREAS, the City Council finds that the regulation of site development standards in a HC-1 zone 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 16.55.020 is hereby amended to read as follows**16.55.020 Site development standards.**

Site development standards in the HC-1 zone are as follows:

- A. Minimum lot area: ~~1/2 acre~~ **None**;
- B. Minimum lot width: 70 feet;
- C. Minimum yard setbacks:
 - 1. Front: ~~twenty (20)~~ **ten (10)** feet except;
 - a. Bus shelters.
 - i. Bus shelters must not interfere with ADA accessibility or pedestrian movements.
 - ii. Must be set back a minimum of five (5) feet from a barrier curb or where no curb is present, behind the edge of the sidewalk or ten (10) feet back from edge of travel way.
 - iii. Bus shelters must not interfere with any clear vision triangle.
 - iv. The entity installing the bus shelter shall be responsible for its maintenance.
 - 2. Side: none, except fifteen (15) feet adjacent to a residential zone boundary or use,
 - 3. Side facing street on corner lot: ten (10) feet,
 - 4. Rear: none, except fifteen (15) feet adjacent to a residential zone boundary or use;
- D. Building height:
 - 1. Minimum: one story,
 - 2. Maximum: none;
- E. Landscaping shall be in conformance with Chapter 16.27 herein;
- F. ~~Prior to issuance of a building permit for any proposed use, a site plan (see Chapter 16.60) shall be submitted to and approved by the Vernal City Planning Director;~~

G.F. Fence requirements: Developments adjacent to property zoned and/or used for residential purposes shall install a six (6) foot ~~non-see-through~~ **sight obscuring** fence between commercial and residential properties ~~to afford privacy for the residential dwellings~~. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic **and in accordance with the clear vision triangle requirements set forth in this Title**. (Ord. 93-06 § 1 (part): prior code § 03-26A-002)(Ord. No. 94-22, Amended, 11/2/94; Ord. No. 96-27, Amended, 11/20/96)

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 28th day of June, 2017.

ATTEST:


Kenneth L. Bassett, City Recorder




Mayor Sonja Norton

Date of Publication: June 27, 2017