

ORDINANCE #15-22

AN ORDINANCE UPDATING THE EXEMPTIONS OF
HEIGHT LIMITATIONS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11C-910 be established as follows:

Chapter 11C-910

Draft

11C-910 Exceptions to Height Limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, **weather vanes**, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space. **All architectural decorative features on top of building are not exempt.**

This Ordinance approved on _____, 2015

APPROVED:

ATTEST:

John Spuhler, Mayor

Kathy Hislop, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Huefner	___	___
Pugmire	___	___
Stocking	___	___
Warner	___	___
Spuhler, Mayor	___	___

ORDINANCE #15-23

AN ORDINANCE COMBINING RESIDENTIAL ESTATE
AND AGRICULTURAL ZONES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11C-1100 be established as follows:

RE/AG Zone

11C-1101 Purpose. To provide areas for large lot residential estate neighbors of a rural character together with a limited number of livestock activities in which the primary use involves raising, producing or keeping plants or animals

11C-1102 5-Acre Minimum Size.

11C-1102 Permitted Uses.

- A. Agriculture as defined herein.
- B. Dwellings for proprietors and employees of the use and animal training.
- C. Breeding or raising of fowl or other animals.
- D. Stables
- E. ~~Riding Stables~~
- F. Breeding of domestic animals.
- G. Nurseries and Greenhouses.
- H. Household Pets.
- I. Home Occupation.
- J. Single family dwelling.
- K. Accessory buildings and uses.
- L. Park or Playground.
- M. Landscaping and gardening.

11C-1103 Exceptions include.

- A. Processing of animal or plant products
- B. Milk and feedlots
- C. Livestock Auctions

11C-1104 Conditional Uses.

- A. Church
- B. Public School
- C. Public buildings
- D. Riding Stable. (Public or private with 6 or more horses)
- E. Stable, Private (provided not more than one horse per acre)
- F. Two-Family Dwelling
- G. Public Utility
- H. Clubhouse
- I. Cemetery
- J. Stands for sale of produce grown on premises
- K. Dude Ranch and Accessory Buildings
- L. Recreational Vehicle Storage Structure
- M. Home Occupation Daycare/Preschool
- N. Golf Course
- O. Kennels**
- P. Sexually Oriented Business**
- Q. Rodeo**

11C-1105 Area, Width and Setback Regulations.

		<u>Minimum Setbacks (in feet)</u>		
<u>District</u>	<u>Area in Sq. Ft.</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
RE-1	1 acre	30	100 & 12	30
RE-2	2 acres	30	100 & 12	30
RE-3	5 acres	30	100 & 12	30

11C-1106 Height Regulations. No building shall exceed 35 feet in height.

11C-1107 Modifying Regulations.

- A. Side setbacks. Main buildings other than dwellings shall have a minimum side set-back of 20 feet and the total of the two side setbacks shall be 40 feet. Private garages and other accessory buildings located at least 10 feet behind the main building may have a side setback of one foot, except the street side setback of a corner lot shall be a minimum of 20 feet for main and accessory buildings.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. ~~Distance between Buildings. No building, structure, or enclosure housing animal or fowl shall be constructed closer to a dwelling on the same or adjacent lot less than 100 feet.~~

????(From Agricultural Zone – Please look at previous page, what would like for the setbacks??)

11C-11XX Area, Width and Setback Regulations. Ten(10) feet except that for any parcel in the **Recreational Estate**/Agricultural Zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the front, side and rear setbacks as prescribed for the most restrictive adjoining zone shall be maintained in the **Recreational Estate**/Agricultural Zone.

~~11C-1108 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.~~

11C-1109 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

This Ordinance approved on _____, 2015.

APPROVED:

ATTEST:

John Spuhler, Mayor

Kathy Hislop, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Huefner	___	___
Pugmire	___	___
Stocking	___	___
Warner	___	___
Spuhler, Mayor	___	___