MONTICELLO Utah
The Land Above the Canyons

Planning Commission Meeting

Tuesday, December 3, 2019 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner George Matocha, Commissioner Gordon Reeve, City Manager Doug Wright, City Recorder Cindi Holyoak

Meeting Location: 17 N 100 E

1. **Call to Order**
2. **Minutes Review/Approval - action**

   Attachments:

   - **2019-11-05** (planning-commission-meeting_minutes_2019-11-05.pdf)

3. **Public Comment - information**
4. **Consider Nomination of Planning Commissioner to Fill Vacancy**

   This nomination will be submitted to the City Council for official appointment.

   Attachments:

   - **Manike Pipkin** (Manike_Pipkin_Letter_of_Interest.pdf)
   - **Manike Pipkin Part 2** (Manike_Pipkin_Planning_Commission_Applicant.pdf)
   - **Scott Burgess** (Scott_Burgess_Letter_of_Interest.pdf)

5. **R-1 and R-2 Draft Codes Work Session with City Council - action**

   R-1 and R-2 Residential zoning codes govern building requirements, setbacks, permitted uses, and other details within the designated zone. These details have been discussed and a draft of recommended changes has been compiled for the Planning Commission to review. Once the draft has been recommended by the Planning Commission, public hearings will be held before the City Council finalizes the decision.

   Attachments:

   - **R-1 DRAFT** (R-1_Changes_2019-12.docx)
   - **R-2 DRAFT** (R-2_Changes_2019-12.docx)

6. **Zoning Review for NW Quadrant of Monticello - discussion**
7. **Consider Identification of Critical Roads Corridors - action**
   Road corridors have been designated but not legally acquired by the City. This discussion will begin the process of identifying and prioritizing critical corridors which need to be purchased.

8. **Administrative Communications - information**
9. **Next Meeting Agenda - disciussion**
10. **Adjournment - action**

Contact: Cindi Holyoak (cindi@monticelloutah.org 435-587-2271) | Published on 12/02/2019 at 2:34 PM

Planning Commission Meeting

Minutes

Tuesday, November 5, 2019 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner George Matocha, Commissioner Gordon Reeve, City Manager Doug Wright, City Recorder Cindi Holyoak

Meeting Location: 17 N 100 E

1. **Call to Order**

   Minutes:
   Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:40 p.m. The following visitors were present: Ben Breedlove, Jason Davis, Candace Davis, Julia Brooks.

2. **Minutes Review/Approval: Action**

   Minutes:
   Motion was made by Commissioner George Matocha to approve the minutes of September 3, 2019, as presented. The motion was seconded by Mary Cokenour and passed unanimously.

   Vote results:
   Ayes: 4 / Nays: 0

3. **Public Comment**
4. **Consider Nomination of Planning Commission Vacancy: Action**

   Minutes:
   The commissioners had some questions they wished to ask the applicant and decided to wait until she was present to make a nomination to submit to the Council.

   Motion was made by George Matocha to postpone the item and to continue advertising until the next meeting, The motion was seconded by Commissioner Cokenour and opened for discussion. Commissioner Mary Cokenour - Aye

Commissioner George Matocha - Aye Commissioner Gordon Reeve - Aye Chairperson Bennet - Aye The motion passed unanimously.

Vote results:
Ayes: 4 / Nays: 0

5. **Review R-1 and R-2 Drafts of City Zoning Codes: Discussion/Action**

Minutes:
Chairperson Bennett said this is a discussion that has been ongoing for several months to bring zoning in line with the General Plan. There was discussion about mandating a kitchen in an accessory dwelling and whether that should be required, or if the owner should be able to choose if he wants a kitchen. Manager Wright suggested striking 10-6-10. Chairperson Bennett said it will be reviewed and edited. Manager Wright said 10-6-13 and 10-6-24 contradict other areas of the draft. He also questioned the legality of restricting the dwellings to the elderly. The Commission requested review and discussion by the Council before proceeding with this section.

6. **Review Property Zoning Boundary Changes for the Southwest Quadrant of Monticello: Discussion**

Minutes:
Zoning maps were reviewed. There was discussion about changing a section by the highway to R-2.

7. **City Code Additions for Long and Short Term Rentals: Discussion**

Minutes:
Chairperson Bennett gave an overview of the assignment of the Planning Commission to decide on a code that will help regulate long and short term rentals. A draft was presented to the Commission for preliminary review. After edits, it will be forwarded to the City Council for discussion.

8. **Administrative Communications**

Minutes:
There was no further discussion.

9. **Next Meeting Agenda**

Minutes:
Review R1-R-2 Draft Codes/work meeting with City Council Review Property Zoning Boundary Changes for the Northwest quadrant of Monticello Identify Critical Road Corridors

10. **Adjournment**

Minutes:

Motion was made by Commissioner Mary Cokenour to adjourn the meeting at 8:41 p.m. The motion was seconded by Commissioner Gordon Reeve and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

Contact: Cindi Holyoak (cindi@monticelloutah.org 435-587-2271) | Published on 10/21/2019 at 1:13 PM

To the San Juan County Commission:

I write to express interest in the Zoning + Planning committee vacancy. I find it a very important and interesting work because it molds the culture of a town. I would like to contribute and learn from the others on the committee. I understand it is a volunteer, unpaid position and that is totally fine with me.

Sincerely,

Marika Pipkin

MANIKE **PIPKIN**

manikepipkin@gmail.com

TRAITS

- Detail oriented
- Tech adaptable
- Personable & friendly
- Self motivated

EXPERIENCE

2/2019-current

Air BnB Cleaning
Trained quickly
Works well independently and as team
Able to catch detailed needs

2/2017-current

Health website creator
Built landing page and website
Created content
Promoted relevant affiliate offers

02/2013 to current

Independent Distributor LifeVantage
Network marketing business owner

05/2012 to 05/2013

Search Results Analyzer
Lionbridge — Monticello, UT
10 hr/wk
Worked from home and kept records of own hours. Analyzed search results for relevancy to query.

05/2008 to 09/2008

Events Planner
George Wythe College — Monticello, UT
Responsible for new campus groundbreaking event lasting 3 days.
Recruited, prepared and directed team of 20 volunteers
Wrote location tours
Multiple station set up
Catering orders
Sanitation planning
Necessary orders and budgeting

EDUCATION AND TRAINING

2010

Bachelor of Arts: Statesmanship & Leadership
George Wythe College — Cedar City, UT, USA
Full time student & 30 hrs work
Senior Year Distance Student
American Government
American History
Political Economy & Philosophy
Entrepreneurial Business
Constitutional Law
Psychology
Publication Writing
World History
Euclid
Immersion Spanish, French, Greek, Hebrew

George Wythe University

Cedar City, Utah

To whom all these Letters come Greetings The Governors to George Wythe University on the recommendation of the faculty by virtue of the authority in them vested have granted to

Manike Collins Pipkin

who has satisfactorily completed the requirements thereof The Degree of

Bachelor of Arts

Statesmanship

Magna Cum Laude

With all the rights Privileges and Honors which thereunto appertain Given at Cedar City in the State of Utah on the twenty-forth day of April in the Year of our Lord two thousand and ten.

President

GEORGE WYTHE University

Provost

Scott Burgess
Ph. 435-459-2172
cdfirefight410@gmail.com

11-16-19

To whom it may concern,

I Scott Burgess would like to put in for the vacant position in the planning and zoning commission. I have lived in San Juan county for 10 yrs and in the city of Monticello for 8 of those years. I currently work for San Juan County EMS full time. I'm interested in this position to help bring new ideas and growth to the city. If chosen for the position, I would be happy to work with the other members to keep Monticello a great place to live, work, and play.

Thank you for your time,
Sincerely Scott Burgess

10-6-1: REGULATIONS:

The use, location, height and size of buildings and structures, the use of land and size of lots, yards, courts and other open spaces and the density of population are regulated as hereinafter set forth. (Ord. 2012-01, 7-10-2012)

10-6-2: INTENT:

The R-1 residential zone has been established for the purpose of providing a place where single-family detached dwellings can be constructed, having attractively landscaped yards and a favorable environment for family life. Uses such as multiple-family dwellings, apartment houses and commercial and industrial uses are not permitted in this zone. (Ord. 2012-01, 7-10-2012)

10-6-3: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with requirements set forth in this title:

Accessory signs conforming to section 10-2-2 of this title.

Churches, not including temporary revival tents or buildings.

Conditional uses as permitted in section 10-2-4 of this title.

Fences, walls and hedges.

Foster care and family care homes.

Household pets.

Keeping of chickens in conformance with section 10-2-8 of this title.

Public agency parks and playgrounds.

Public, private and parochial schools and grounds.

Residential accessory uses and structures.

Single-family dwellings of conventional construction and manufactured homes.

Eldercare-in-law homes as defined herein and limited to no more than two (2) occupants.

Temporary uses subject to the provisions of section 10-2-6 of this title.

Utility lines. (Ord. 2012-01, 7-10-2012)

-4: AREA AND FRONTAGE REQUIREMENTS:

Area and frontage requirements shall be as follows:

Main Use	Minimum Area	Minimum Frontage (At Setback Line)
Single-family dwelling	5,000-7,000 square feet	60 feet
Churches	1 acre	125 feet
Other uses	None	None

(Ord. 2012-01, 7-10-2012)



10-6-5: LOCATION REQUIREMENTS:

Setback distances shall be determined by measuring from the property line to the foundation of the building.

A. Front Setback:
1. Main Buildings: All dwellings and other main buildings and structures shall be set back not less than twenty feet (20') from the front lot line.
a. If the narrowest distance from a resident's front property line and back of curb is greater than ten feet (10'), the owner's setback from property line may be reduced to ten feet (10'). Code exception only applicable to properties with curb to measure from.

(Ord. 2014-4, 4-22-2014)

2. Accessory Buildings: All accessory buildings shall be set back not less than twelve feet (12') to the rear of the closest rear wall line of the main building and not less than twelve feet (12') from any side wall of the main building. 3. Eldercare-in-law dwellings shall meet all the requirements for building setbacks under section A.1 of this section.

B. Side Setback; Interior Lots:
1. Main Buildings: All dwellings and other main buildings shall be set back at least twelve feet (12') from the side lot line.
2. Accessory Buildings: All accessory buildings shall be set back at least eight feet (8') from the lot line

C. Side Setback; Corner Lot:
1. Side Abutting A Street: All dwellings and other main and accessory buildings shall be set back at least twenty feet (20') from the side lot line which abuts on a street.
2. Interior Side: Same as required for interior lots.

D. Rear Setback; Interior Lots:
1. Main Buildings: All dwellings or other main buildings shall be set back at least thirty feet (30') from the rear lot line.
2. Accessory Building: Same as required under side setbacks; interior lots.

E. Rear Setback; Corner Lots:
1. Main Buildings: All dwellings and other main buildings shall be set back at least thirty feet (30') from the rear lot line2. Accessory Building: All accessory buildings shall be set back at least eight feet (8') from the rear lot line (Ord. 2012-01, 7-10-2012)



10-6-6: HEIGHT OF BUILDINGS:

A. The maximum height of any dwelling building (measured from finished grade to the highest wall plate) shall be twenty-four feet (24'). Where the ground or the square of the building is uneven in height, the average elevation thereof shall apply. Roofs about the square, chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height. (Ord. 2012-01, 7-10-2012)
B. The maximum height of any Eldercare-in-law building (measured from finished grade to the highest wall plate) shall be nine feet (9'). Where the ground or the square of the building is uneven in height, the average elevation thereof shall apply. Roofs about he square, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy are excluded in determining height.



10-6-7: SIZE OF DWELLING:

A. The ground floor area of any single-family dwelling shall be at least nine hundred to twelve hundred (900-1200) square feet of living area exclusive of open porches, carports, garages and similar add ons. (Ord. 2012-01, 7-10-2012)
B. The ground floor area of any Eldercare-in-law building shall have a minimum of six hundred square feet (600) and a maximum of seven hundred fifty square feet (750). The dwelling shall have a bathroom, small kitchen, and either a living room/bedroom combination or a separate living room and bedroom.



10-6-8: WIDTH OF BUILDINGS:

The total length or total width of any dwelling or church shall be at least twenty feet (20'), as measured from outside wall to outside wall, exclusive of any carport, garage, shed or similar add on. (Ord. 2012-01, 7-10-2012)



10-6-9: YARD SPACE FOR ONE MAIN BUILDING ONLY:

No required yard or other open space around an existing building, or which is hereafter provided around any building, which is needed to comply with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing the yard or open space on the lot whereon a building is to be erected or established. (Ord. 2012-01, 7-10-2012)



10-6-10: EVERY DWELLING TO BE ON ZONING LOT:

Only one building which contains a dwelling shall be located and maintained on a "zoning lot" as defined in this title, except dwellings within a mobile home park, or other large scale development. (Ord. 2012-01, 7-10-2012)



10-6-11: SALE OR LEASE OF REQUIRED SPACE PROHIBITED:

No space needed to meet the width, yard, area, coverage, parting or other requirements of this title for a lot or building may be sold or leased apart from such lot or building unless other space so complying is provided. (Ord. 2012-01, 7-10-2012)



10-6-12: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

Every part of a required yard shall be open to the sky and unobstructed except for permitted accessory buildings and except for ordinary and customary projection of sills, belt courses, cornices and other ornamental features and unenclosed steps and unwalled stoops, porches and carports which may project up to three feet (3') into a required yard. No projection into a required court which is provided in connection with a court apartment shall be constructed except for customary sills, belt courses and cornices which may extend into a court not more than sixteen inches (16"). (Ord. 2012-01, 7-10-2012)



10-6-13: ACCESSORY BUILDINGS PROHIBITED AS LIVING QUARTERS:

Living and sleeping quarters in any building other than the main residential building are prohibited. (Ord. 2012-01, 7-10-2012)



10-6-14: STORAGE OF COMMERCIAL OR OVERSIZED VEHICLES PROHIBITED:

Storage of commercial or oversized vehicles shall comply with 10-2-3 of this title.



10-6-15: STORAGE OF JUNK, DEBRIS, OR UNLICENSED INOPERABLE VEHICLES PROHIBITED:

No yard or other open space surrounding an existing building, or which is hereafter provided around any building in any zone, shall be used for the storage of junk, debris or inoperable vehicles; and no land shall be used for such purposes, except as specifically provided by this title. Storage of restorable vehicles may be permitted for a limited time, on a case by case basis, at the discretion of the zoning administrator. (Ord. 2012-01, 7-10-2012)



10-6-16: ADDITIONAL HEIGHT ALLOWED FOR PUBLIC BUILDINGS:

Public buildings and churches may be erected to any height, provided the building is set back from required building setback lines a distance of at least one foot (1') for each additional foot of building height above the maximum height otherwise permitted in the zone in which the building is located. (Ord. 2012-01, 7-10-2012)



10-6-17: MINIMUM HEIGHT OF DWELLINGS:

No dwelling shall be erected which has a ceiling height of less than eight feet (8') or one story above grade, whichever is greater. (Ord. 2012-01, 7-10-2012)



10-6-18: SEWAGE DISPOSAL:

Where domestic sewage disposal facilities are used which are not connected to a public sewer, approval of such facilities shall be obtained from the state health department before a building permit shall be issued therefor. Sewer connections shall comply with section 8-4-2. (Ord. 2012-01,

7-10-2012)

10-6-19: WATER CONNECTIONS:

A. Where municipal water is available, all single family dwellings shall be connected in accordance with 8-4-2.
B. Where no municipal water is available, approval of such facilities shall be obtained from the State health department before a building permit shall be issued therefore.



10-6-20: DRAINAGE:

The owners and users of ditches shall not divert more water into the ditch than its carrying capacity. Runoff from new rooftops or lots shall not exceed the carrying capacity of the natural or previous drainage system. (Ord. 2012-01, 7-10-2012)



10-6-21: CLEAR VIEW OF INTERSECTING STREETS:

No obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points of forty five feet (45') from the intersection of the street lines. (Ord. 2012-01, 7-10-2012)



10-6-22: EFFECT OF STREET PLAN:

Wherever a front or side yard is required for a building that abuts on a proposed street which has not been constructed, but which has been designated by the planning commission as a future street, the depth of such front or side yard shall be measured from the planned street lines. (Ord. 2012-01, 7-10-2012)



10-6-23: EXCEPTION TO FRONT AND SIDE SETBACK REQUIREMENTS:

The setback from the street for any dwelling located between two (2) existing dwellings may be the same as the average for said two (2) existing dwellings, provided the existing dwellings are on the same side of the street and are located within one hundred fifty feet (150') of each other. (Ord. 2012-01, 7-10-2012)



10-6-24: MOTOR VEHICLE ACCESS:

Access to all lots and parcels of land having a frontage on a city street shall be controlled as follows:

A. No lot shall have more than two (2) driveways.

B. Driveways shall be not closer to each other than twenty feet (20').

C. On corner lots, no driveways shall be less than twenty feet (20') to the point of intersection of the front property line with the side property line which abuts upon a street.

D. Where there is no existing curb and gutter or sidewalk, a curb may be required by the city. (Ord. 2012-01, 7-10-2012)

10-6-25: LANDSCAPING REQUIRED:

Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)

10-6-26: POLLUTION PREVENTION:

Any use which emits or discharges gases, fumes, dust, glare, noise or other pollutants into the atmosphere in amounts which exceed the standards as prescribed by Utah state air conservation board or the board of health, and any use which emits or discharges liquids or solid material onto the soil or water in amounts which result in pollutants entering groundwater in amounts exceeding the standards prescribed by the Utah state water pollution control board or the board of health, shall be prohibited. (Ord. 2012-01, 7-10-2012)

10-6-27: SPECIAL PROVISIONS:

Special provisions shall apply in order to protect its essential characteristics.

B. All buildings and uses shall comply with all applicable supplementary development standards as set forth in this title. (Ord. 2012-01, 7-10-2012)

NOTE TO REVIEWERS:
Items highlighted in yellow need clarification and are points for discussion.

10-7-1: REGULATIONS:

The use, location, height and size of buildings and structures, the use of land and size of lots, yards, courts and other open spaces and the density of population are regulated as hereinafter set forth. (Ord. 2012-01, 7-10-2012)

10-7-2: INTENT:

The R-2 zone has been established for the purpose of providing a place where single-, two- and multiple-family dwellings can be constructed. (Ord. 2012-01, 7-10-2012)

10-7-3: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title:

Multi-family dwellings, townhouses and condominiums, and time period unit, transient lodging facility, and short-term or vacation rental.

Bed and Breakfast business located within a home or inn.

Boarding house, hostel, inn, hotel, or motel.

Rest homes, daycare centers, and senior and assisted living facilities. In approving such uses, the council may attach reasonable conditions in excess to those required within the zone including, but not limited to, an increase in minimum lot size, additional setbacks, and increased parking. (Ord. 2012-01, 7-10-2012)

Tiny homes

Mobile homes on foundations with tie down.

Long-term rentals, except in eldercare-in-law dwellings.

Short-term rentals as regulated in _____ [add new code]

10-7-4: AREA AND FRONTAGE REQUIREMENTS

Area and frontage requirements shall be as follows:

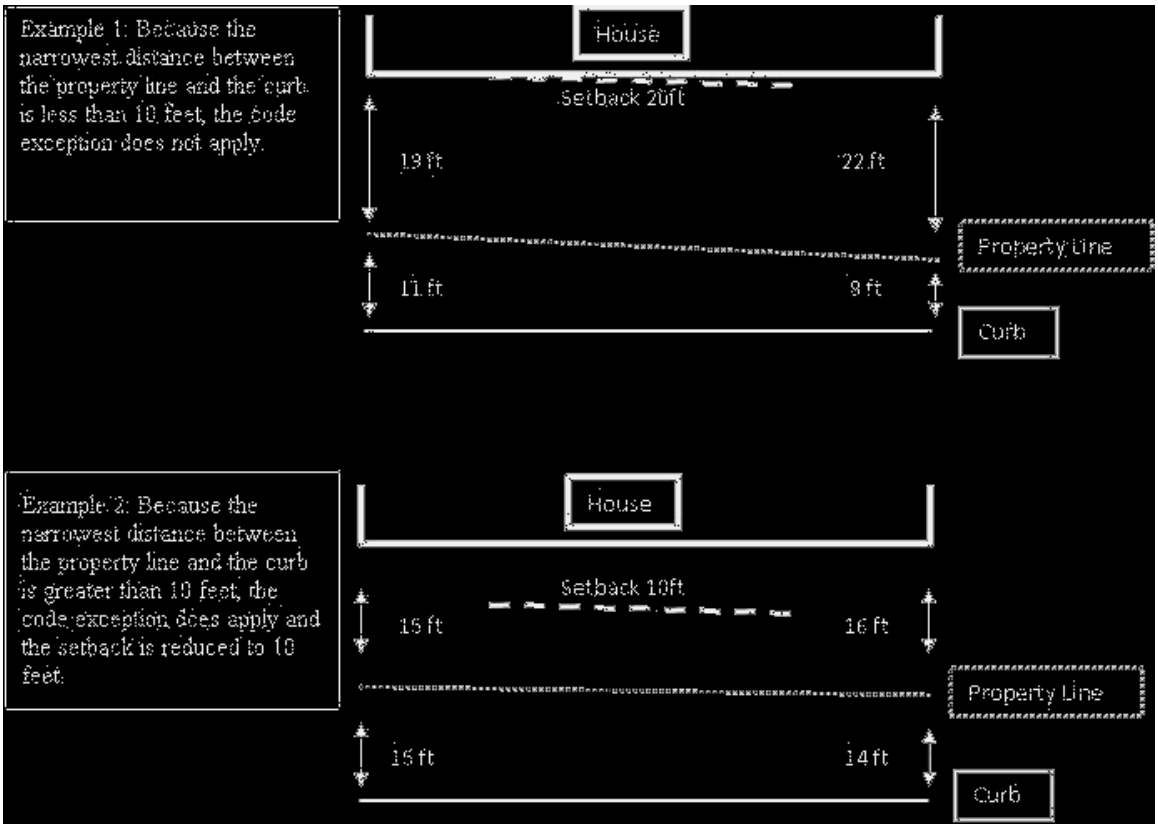
Main Use	Minimum Area	Minimum Frontage (At Setback Line)
Single-family dwelling	5,000-7,000 square feet	60 feet
Two-family dwelling	5,000-10,500 square feet	85 feet
Multiple-family dwelling	10,000 square feet for first 2 units plus 2,500 square feet for each additional unit	85 feet for first 2 units plus 7.5 feet width for each additional unit
Churches	1 acre	125 feet

Other uses	None	None

(Ord. 2012-01, 7-10-2012)

10-7-5: LOCATION REQUIREMENTS:A. Front Setback:
1. Main Buildings: All single family dwellings and other main buildings and structures shall be set back not less than twenty feet (20') from the front lot line. Multiple family structures shall be set back not less than forty feet (40') from the front lot line.

a. If the narrowest distance from a resident's front property line and back of curb is greater than ten feet (10'), the owner's setback from property line may be reduced to ten feet (10'). Code exception only applicable to properties with curb to measure from.



(Ord. 2014-4, 4-22-2014)

2. Accessory Buildings: All accessory buildings shall be set back not less than twelve feet (12') to the rear of the closest rear wall line of the main building and not less than twelve feet (12') from any side wall of the main building. Accessory buildings which are located twelve feet (12') or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than sixty feet (60') from the front lot line.

B. Side Setback; Interior Lots:

1. Main Buildings: All dwellings and other main buildings shall be set back at least twelve feet (12') from the side lot line.2. Accessory Buildings: All accessory buildings shall be set back at least twelve feet (12') from the lot line, except that no minimum side setback shall be required when all the following conditions are met:
a. The accessory building is located more than twelve feet (12') from any existing dwelling on the same or an adjacent lot;
b. The accessory building contains no openings on the side contiguous to the lot line;
c. No drainage from the roof will be discharged onto an adjacent lot.
3. All main buildings and accessory buildings when adjoining a R-1, A-1, C-1, or C-2 zone shall be set back twenty feet (20').

C. Side Setback; Corner Lot:
1. Side Abutting Street: All dwellings and other main and accessory buildings shall be set back at least twenty feet (20') from the side lot line which abuts on a street.
2. Interior Side: Same as required for interior lots.

D. Rear Setback; Interior Lots:
1. Main Buildings: All dwellings or other main buildings shall be set back at least thirty feet (30') from the rear lot line.
2. Accessory Building: Same as required under subsection B, "Side Setback; Interior Lots", of this section.
3. All accessory buildings when adjoining a R-1, A-1, C-1, or C-2 zone shall be set back twenty feet (20').

E. Rear Setback; Corner Lots:
1. Main Buildings: All dwellings and other main buildings shall be set back at least thirty feet (30') from the rear lot line, except that where a carport or garage is attached to the rear of the dwelling, the required rear setback for said carport or garage may be reduced to twenty feet (20') or more as measured from the rear lot line to the closest part of the building.
2. Accessory Building: All accessory buildings shall be set back at least ten feet (10') from the rear lot line, except that no minimum rear setback shall be required when all the following conditions are met:
a. The accessory building is located more than twelve feet (12') from any existing dwelling on the same or an adjacent lot;
b. The accessory building contains no openings on the side contiguous to the lot line;
c. No drainage from the roof will be discharged onto an adjacent lot;
d. The accessory building will be set back at least fifty feet (50') from the side lot line abutting the street. (Ord. 2012-01, 7-10-2012)



10-7-6: HEIGHT OF BUILDINGS:

The maximum height of any building (measured from finished grade to the top plate of the second floor) shall be twenty-four feet (24') or two (2) stories, whichever is the higher. Where the ground or the square of the building is uneven in height, the average elevation thereof shall apply. Roofs about the square, chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height. (Ord. 2012-01, 7-10-2012)



10-7-7: SIZE OF DWELLING:

A. The ground floor area of a single-family dwelling shall be not less than eight hundred (800) square feet.

B. A two-family dwelling shall contain a ground floor area of one thousand two hundred (1,200)

square feet.

C. A multiple-family dwelling shall contain a ground floor area of one thousand two hundred (1,200) square feet for the first two (2) units, plus six hundred (600) square feet of living area for each unit over two (2).

All area shall be exclusive of open porches, carports, garages, sheds and similar add ons. This requirement shall not apply to mobile homes located within an approved mobile home park. (Ord. 2012-01, 7-10-2012)



10-7-8: YARD SPACE FOR ONE MAIN BUILDING ONLY:

No required yard or other open space around an existing building, or which is hereafter provided around any building, which is needed to comply with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing the yard or open space on the lot whereon a building is to be erected or established. (Ord. 2012-01, 7-10-2012)



10-7-9: EVERY DWELLING TO BE ON ZONING LOT:

Only one building which contains a dwelling shall be located and maintained on a "zoning lot" as defined in this title, except dwellings within a mobile home park, or other large scale development. (Ord. 2012-01, 7-10-2012)



10-7-10: SALE OR LEASE OF REQUIRED SPACE PROHIBITED:

No space needed to meet the width, yard, area, coverage, parting or other requirements of this title for a lot or building may be sold or leased apart from such lot or building unless other space so complying is provided. (Ord. 2012-01, 7-10-2012)



10-7-11: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

Every part of a required yard shall be open to the sky and unobstructed except for permitted accessory buildings and except for ordinary and customary projection of sills, belt courses, cornices and other ornamental features and unenclosed steps and unwalled stoops, porches and carports which may project up to three feet (3') into a required yard. No projection into a required court which is provided in connection with a court apartment shall be constructed except for customary sills, belt courses and cornices which may extend into a court not more than sixteen inches (16"). (Ord. 2012-01, 7-10-2012)



10-7-12: ACCESSORY BUILDINGS PROHIBITED AS LIVING QUARTERS:

Living and sleeping quarters in any building other than the main residential building are prohibited. (Ord. 2012-01, 7-10-2012)



10-7-13: STORAGE OF COMMERCIAL OR OVERSIZED VEHICLES PROHIBITED:

Storage of commericial or oversized vehicles must conform with 10-2-3 of this title.

(Ord. 2012-01, 7-10-2012)

10-7-14: STORAGE OF JUNK, DEBRIS, OR UNLICENSED INOPERABLE VEHICLES PROHIBITED:

No yard or other open space surrounding an existing building in any zone, or which is hereafter provided around any building in any zone, shall be used for the storage of junk, debris or inoperable vehicles; and no land shall be used for such purposes, except as specifically provided by this title. Storage of restorable vehicles may be permitted for a limited time, on a case by case basis, at the discretion of the zoning administrator. (Ord. 2012-01, 7-10-2012)

10-7-15: ADDITIONAL HEIGHT ALLOWED FOR PUBLIC BUILDINGS:

Public buildings and churches may be erected to any height, provided the building is set back from required building setback lines a distance of at least one foot (1') for each additional foot of building height above the maximum height otherwise permitted in the zone in which the building is located. (Ord. 2012-01, 7-10-2012)

10-7-16: MINIMUM HEIGHT OF DWELLINGS:

No dwelling shall be erected which has a ceiling height of less than eight feet (8') or one story above grade, whichever is greater. (Ord. 2012-01, 7-10-2012)

10-7-17: SEWAGE DISPOSAL:

Where domestic sewage disposal facilities are used which are not connected to a public sewer, approval of such facilities shall be obtained from the state health department before a building permit shall be issued therefor. Sewer connections shall comply with 8-4-2. (Ord. 2012-01, 7-10-2012)

10-7-18: WATER CONNECTIONS:

Where municipal water is available, all users in this zone shall be connected. Where no public water is available, approval of such facilities shall be obtained form the State health departments before a building permit shall be issued.

10-7-19: DRAINAGE:

The owners and users of ditches shall not divert more water into the ditch than its carrying capacity. Runoff from new rooftops or lots shall not exceed the carrying capacity of the natural or previous drainage system. (Ord. 2012-01, 7-10-2012)

10-7-20: CLEAR VIEW OF INTERSECTING STREETS:

In all zones which require a front yard, no obstruction which will obscure the view of automobile

drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points of forty five feet (45') from the intersection of the street lines. (Ord. 2012-01, 7-10-2012)



10-7-21: EFFECT OF STREET PLAN:

Wherever a front or side yard is required for a building that abuts on a proposed street which has not been constructed, but which has been designated by the planning commission as a future street, the depth of such front or side yard shall be measured from the planned street lines. (Ord. 2012-01, 7-10-2012)



10-7-22: EXCEPTION TO FRONT AND SIDE SETBACK REQUIREMENTS:

The setback from the street for any dwelling located between two (2) existing dwellings may be the same as the average for said two (2) existing dwellings, provided the existing dwellings are on the same side of the street and are located within one hundred fifty feet (150') of each other. (Ord. 2012-01, 7-10-2012)



10-7-23: MOTOR VEHICLE ACCESS:

Access to all lots and parcels of land having a frontage on a city street shall be controlled as follows:

A. Access shall be by not more than two (2) driveways from any one street.

B. Driveways shall be not closer to each other than twenty feet (20').

C. On corner lots, no driveways shall be less than twenty feet (20') to the point of intersection of the front property line with the side property line which abuts upon a street.

D. Where there is no existing curb and gutter or sidewalk, a curb may be required by the city. (Ord. 2012-01, 7-10-2012)



10-7-24: LANDSCAPING REQUIRED:

Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)



10-7-25: POLLUTION PREVENTION:

Any use which emits or discharges gases, fumes, dust, glare, noise or other pollutants into the atmosphere in amounts which exceed the standards as prescribed by Utah state air conservation board or the board of health, and any use which emits or discharges liquids or solid material onto the soil or water in amounts which result in pollutants entering groundwater in amounts exceeding the standards prescribed by the Utah state water pollution control board or the board of health, shall be prohibited. (Ord. 2012-01, 7-10-2012)



10-7-26: SPECIAL PROVISIONS:

B. All buildings and uses shall comply with all applicable supplementary development standards as set forth in this title.

C. Landscape plans shall be required in connection with all multiple-family dwellings. (Ord. 2012-01, 7-10-2012)

NOTE TO REVIEWERS:

Items highlighted in yellow are discussion points and in need of clarification.