

ORDINANCE NO. 2021-10

**AN ORDINANCE TO AMEND SECTION 15.14 RELATED TO SIDE SETBACKS IN
THE KAMAS MUNICIPAL CODE**

WHEREAS, Kamas City, pursuant to state law, would like to amend the side setbacks in the General Commercial zone thereof;

WHEREAS, Kamas City has discovered the need for greater setbacks for pitched roofs to avoid disruption to neighboring properties;

WHEREAS, the Planning Commission provided public notice of and held a public hearing on the proposed amendments on November 16, 2021; and

WHEREAS, the Planning Commission reviewed the proposed amendments and recommended to the City Council the approval of the proposed changes.

NOW, THEREFORE, be it ordained by the Kamas City Council, Kamas, Utah, as follows:

Section 1. Kamas City Code is hereby amended as set forth in the attached Exhibit A: Amendments to Title 15, Chapter 14 of Kamas Municipal Code.

Section 2. This ordinance shall take effect 20 days after publication, in accordance with state law.

PASSED and ADOPTED by the Kamas City Council on December 14, 2021.

KAMAS CITY

Matt McCormick, Mayor

ATTEST:

Kim Peacock, City Recorder

EXHIBIT A: AMENDMENTS TO TITLE 15, CHAPTER 14 OF KAMAS CITY CODE

Sec. 15.14.030. Development standards.

Minimum Lot and Development Standards

	Area	Width	Setbacks	Height
Standard	7,500	90'	Front: 10'	27' max*
			Side: 0'**, 15' next to residential	
			Rear: 5', 20' next to residential	
Accessory structures			Front: 25'	25'
			Side: 5'	
			Rear: 5', 20' next to residential	
Exceptions single-family dwelling	10,000 sq. ft.	100'	Front: 25'	27' max*
			Side: 10'	
			Rear: 15' accessory structure: 25' front 5' side	

*Chimneys, flagpoles, church towers and other similar structures in excess of 27 feet, not used for human occupancy may be allowed on a case by case basis with a conditional use permit.

1. Structures to have access. All structures shall be on a lot adjacent to a public street or with access to an approved private street, and shall be so located on lots as to provide safe and convenient access for emergency services.
2. Adequate space must be provided for snow removal, storm water and drainage.
3. No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. Trash collection and recycling areas, service areas, mechanical equipment and loading docks shall be screened on all sides so that no portion of such areas are visible from public streets, alleys or adjacent properties. Required screening may include new and existing planting, walls, fences, screen panels, doors, topographic changes, buildings, horizontal separation, or any combination thereof.
4. Signs. All signs in the General Commercial shall be in accordance with KMC 15.25 of this land use ordinance.
5. **A building with a pitched roof that is not next to residential must have a 5' side setback from the edge of a finished roof. Only a flat roof may build with a 0' setback