

**ORDINANCE NO. 2018-07**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.1.11.7 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE DEFINITION OF BUILDABLE AREA AND DRIVEWAY CUT/FILL.**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; and

**WHEREAS**, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS**, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

**NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:**

The Amendments to Article 3.1.11.7 contained in the attached document will supersede Article 3.1.11.7 as previously adopted.

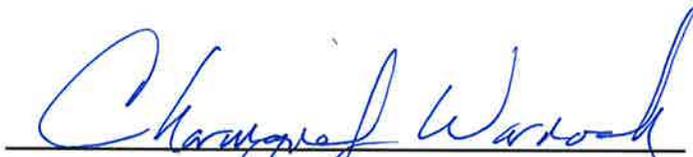
This Ordinance shall take effect upon posting.

Passed and dated this 9th day of October, 2018.



Troy Stout, Mayor

**ATTEST:**



Charmayne G. Warnock, Recorder



4. **APIARY.** Any place where one (1) or more colonies of bees are located.
5. **AVERAGE SLOPE OF LOT.** The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.
6. **BEEKEEPING EQUIPMENT.** Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.
7. **BUILDABLE AREA.** (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:
  - a. The area contains no territory having a natural slope of twenty (20) percent or greater;
  - b. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
  - c. The engineering properties of the soil provide adequate structural support for the intended use;
  - d. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
  - e. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
  - f. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.
8. **BUILDING.** Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.
9. **CIVIC BUILDING.** A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.
10. **COLONY.** Bees in a hive including queens, workers, or drones.
11. **CONDITIONAL USE.** A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
12. **CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE.** A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, swimming pools, tennis courts, green houses, storage buildings, and satellite dishes.
13. **DEVELOPMENT.** Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.
14. **DWELLING UNIT.** One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.
15. **DWELLING, MULTIPLE-UNIT.** A building arranged to be occupied by two (2) or more