

**ALPINE CITY
ORDINANCE 2022-29**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.21.080 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO BUILDING HEIGHTS**

WHEREAS, The Planning Commission held a public hearing on November 1, 2022, regarding proposed amendments to Article 3.21.080 of the Alpine City Development Code; and

WHEREAS, on November 1, 2022, the Planning Commission recommended approval of proposed amendments to Article 3.21.080 of the Alpine City Development Code; and

WHEREAS, on November 29, 2022, the Alpine City Council has deemed it in the best interest of Alpine City to amend Article 3.21.080 of the Alpine City Development Code; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed amendments to Article 3.21.080 of the Alpine City 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 Article 3.21.080 of the Alpine City Development Code:

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows: The amendments to Article 3.21.080 of the Alpine City Development Code will supersede Article 3.21.080 of the Alpine City Development Code as previously adopted.

SECTION 1: **AMENDMENT** “3.21.080 Rules For Determining Height Of Dwellings And Other Main Buildings” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.21.080 Rules For Determining Height Of Dwellings And Other Main Buildings

1. Wherever the terms of this Ordinance require a building height, said height shall be the vertical distance from the "average elevation of the finished grade" of the structure to the "roof line of the structure" except in the CE-50 zone. For purposes of compliance with this Ordinance:
 - a. Average elevation of the finished grade shall be the proposed finished grade of each major corner of the structure, divided by the number of corners.
 - b. Roof line of the structure shall be as follows, as applicable:

- i. Flat roof - the highest of a flat roof or top of any adjacent parapet wall, whichever is higher.
 - ii. Mansard type roof - the deck line.
 - iii. Gable, hip or gambrel roof - the elevation measured at the midway point between the highest part of the roof ridge line and the lowest elevation of the eaves or cornice of the main roof structure (not including independent, incidental roof structures over porches, garages and similar add-on portions of the structure).
2. Taller accessory buildings may be permitted as a conditional use upon approval by the Planning Commission if the following conditions are met:
- a. Accessory buildings are listed as a conditional use within the zone.
 - b. The lot or parcel upon which the accessory building is proposed to be placed shall have a lot area of not less than two (2) acres.
 - c. The accessory building shall be located not less than 75 feet to the primary dwelling and not closer than 50 feet to any side or rear property line.
 - d. Prior to approval, a site plan showing the proposed location of the accessory building shall be submitted, and approved by the Planning Commission.
 - e. The Planning Commission may attach other conditions as deemed necessary.
 - f. The height of the accessory building shall not exceed 34 feet as measured from average finished grade to the ridgeline.

(Amended by Ordinance No. 2001-06)

EFFECTIVE DATE This Ordinance shall take effect upon posting.

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

November 29, 2022

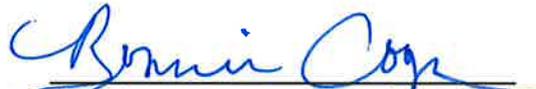
	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	<u>✓</u>	_____	_____	_____
Gregory Gordon	<u>✓</u>	_____	_____	_____
Jason Thelin	<u>✓</u>	_____	_____	_____
Jessica Smuin	<u>✓</u>	_____	_____	_____
Kelli Law	<u>✓</u>	_____	_____	_____

Presiding Officer

Attest



Carla Merrill, Mayor, Alpine City



Bonnie Cooper, City Recorder, Alpine
City



