

**EPHRAIM CITY ORDINANCE
ECO 16-01**

**AN ORDINANCE AMENDING THE DEFINITION OF FRONT YARD SETBACKS AND
AMENDING THE ALLOWED DENSITY IN THE R4 ZONE**

WHEREAS, Ephraim City (hereinafter the "City") has the authority to regulate land use and development within its boundaries pursuant to Utah Code Ann. 10-9a-102; and,

WHEREAS, the City's current code sections restrict the ability of developers to provide needed multi-family housing in the City; and,

WHEREAS, the City desires to promote additional opportunities for small, low-impact professional offices to locate in more areas in town;

NOW THEREFORE, BE IT ORDAINED by the Ephraim City Council as follows:

The definition of Front Yard Setback as contained in Section 10-2-1 is hereby amended as follows:

FRONT YARD SETBACK: That part of a lot, extending the full width of the lot, which is between the front property line and the front building line. The depth of the front yard is measured from the front lot line, curb face, or the edge of the pavement of the road (if the city finds that no widening of the road is anticipated) to the building line of the building. If the property line falls within the easement of a prescriptive use right of way, a substitute front lot line shall be established by finding the centerline of the road, measuring thirty feet (30') from that centerline and then measuring the front setback from there. Unenclosed stoops (porches) of thirty six (36) square feet or less are not considered the front line of a building. (See also definition of Lot, Corner.)

Section 10-2-1 is hereby amended to add the following definition:

OFFICE, LOW IMPACT BUSINESS OR PROFESSIONAL: A professional office business that meets the following criteria and requirements:

- a) Contains a maximum of four (4) employees on any given shift or as otherwise approved by the Planning Commission on a case-by-case basis;
- b) Operating Hours are limited to between 7 AM - 6 PM;
- c) Adequate off-street parking is provided for employees and customers;
- d) Professional offices only – no food/retail/manufacturing;
- e) Occupies an existing residential structure;
- f) Sight obscuring fence required (6' tall minimum) along the perimeter of the property;
- g) Aesthetic landscaping – particularly along the front of the property – is provided and maintained; and
- h) Signs limited as per sign ordinance for residential zones

The Land Use Table B as contained in the City Code is hereby amended to include the following entry:

Office, Low Impact Business or Professional (see definition) permitted in the C-1, C-2, and Industrial Zone, and listed by conditional use permit in R2, R3, and R4 Residential Zones.

The Density Regulations as contained in Section 10-4-4 (E)(2) are hereby amended as follows:

2. Density Regulations: A minimum lot size of six thousand (6,000) square feet shall be required for a single-family dwelling or the first unit of a multiple-family dwelling. Additional units may be added according to the following schedule:

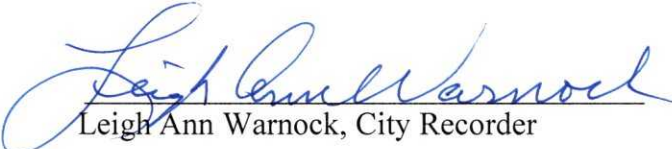
Units	Lot Size Required (In Square Feet)
First unit	6,000
1-8 additional units	2,000 per unit
9+ additional units	1,500 per unit

APPROVED, PASSED, AND ORDERED PUBLISHED this 30th day of March, 2016. This ordinance will become effective upon publication.

EPHRAIM CITY


Richard Squire, Mayor

ATTEST:


Leigh Ann Warnock, City Recorder

(S E A L)



MAYOR'S APPROVAL

COUNCIL VOTE

Passed with Mayor's approval

Passed over Mayor's disapproval _____

Mayor neither approved or disapproved _____

Alma Lund	Aye <input checked="" type="checkbox"/>	Nay _____
Richard Wheeler	Aye <input checked="" type="checkbox"/>	Nay _____
Margie Anderson	Aye <input checked="" type="checkbox"/>	Nay _____
John Scott	Aye <input checked="" type="checkbox"/>	Nay _____
Tyler Alder	Aye <input checked="" type="checkbox"/>	Nay _____