

ORDINANCE NO. 2017-13

AN ORDINANCE AMENDING SECTION 18.22.070, STANDARDS AND REQUIREMENTS AND ADOPTING SECTION 18.22.090, SENIOR HOUSING IN CHAPTER 18.22, OF THE CLUSTERED OPEN SPACE ZONE (COSZ) OF THE HEBER CITY MUNICIPAL CODE.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 18.22.070 of the Heber City Municipal Code is **amended** to read as follows:

**Section 18.22.070 Standards And Requirements**

O. No building shall exceed ~~35~~ 42 feet in height, measured from ~~grade~~ finished top back of curb to the highest point of the building, excluding chimneys and antenna.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 18.22.090 of the Heber City Municipal Code is **adopted** to read as follows:

**Section 18.22.090 Senior Housing**

The city may grant exceptions to the COSZ standards as follows for a Senior Housing development in the COSZ Zone, provided the following conditions are met.

- A. Underlying Zone. The underlying zone must be R-3 Residential.
- B. Density. The density of Senior Housing units shall not exceed 30 units per acre.
- C. Proximity. The proposed senior housing must be:
  - 1. Contiguous to and part of a larger master planned COSZ development meeting the requirements of the COSZ Zone, including availability of those open space amenities to the senior residents; and
  - 2. Located within ¼ mile of the following facilities as measured from the nearest property line of the facility to the nearest property line of the proposed Senior Housing:
    - a. Hospital;
    - b. Senior Citizen Center;
    - c. Assisted Living or Skilled Nursing Facility;
    - d. A Commercially Zoned area; and
    - e. Other public facility such as a park, school or library.
- D. Parking. The minimum parking ratio may be reduced to 1.5 stalls per Senior Housing residential unit.
- E. Seniors. The housing must be targeted towards those aged 55 and older.
- F. Unit Size. Each Senior Housing unit shall not exceed two (2) bedrooms per unit and no more than 1,000 square feet.
- G. ADA Accessibility. At least 50% of the units must be ADA accessible.

H. Open Space. The minimum 50% open space requirement of the COSZ may be reduced to 25% minimum within the Senior Housing portion of the development.

This Ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the office of the City Recorder and (c) a short summary of it has been published in the Wasatch Wave, but not prior to the 30 day of April, 2017.

ADOPTED and PASSED by the City Council of Heber City, Utah this 30<sup>th</sup> day of April, 2017, by the following vote:

	AYE	NAY
Council Member Jeffery M. Bradshaw	<u>Recessed</u>	_____
Council Member Heidi Franco	<u>X</u>	_____
Council Member Kelleen L. Potter	<u>X</u>	_____
Council Member Jeffrey Smith	<u>X</u>	_____
Council Member Ronald R. Crittenden	<u>X</u>	_____

APPROVED:



Mayor Alan McDonald

ATTEST:

Michelle X. Vest

Date: 4/24/2017

RECORDER



Date of First Recording: May 10 2017