

ORDINANCE NO. 2003- 03

AN ORDINANCE **AMENDING** SECTION 18.44.050 and **ADOPTING** SECTION 18.44.065; **HEIGHT AND SIZE REQUIREMENTS, and COMPATIBILITY WITH RESIDENTIAL ZONES.**

PROMOTING UNIFORM STANDARDS OF SETBACKS, HEIGHT AND SIZE REQUIREMENTS FOR BUILDINGS AND OTHER STRUCTURES, AND AESTHETIC PLEASING SURROUNDINGS CONSISTENT AND COMPATIBLE WITH RESIDENTIAL AREAS.

BE IT ORDAINED by the City Council of Heber City, Utah that Section 18.44.050 of the Heber City Municipal Code be amended to read as follows:

18.44.050 Height and Size Requirements.

There are no height or size requirements in the I-1 Zone, except that when the proposed building or use adjoins a residential zone, all such buildings, structures, and industrial uses shall be set back at least one (1) foot for each two (2) feet of building height above twenty (20) feet. This setback shall be in addition to the setback required in Section 18.44.065.

BE IT ORDAINED by the City Council of Heber City, Utah that Section 18.44.065 be added to the Heber City Municipal Code to read as follows:

18.44.065 Compatibility with Residential Zones.

When any industrial building or use adjoins any residential zone, a 25 foot setback is required from the residential line as a buffer between the industrial building or use and the residential line. Said buffer shall be fully landscaped with a 4 foot tall berm, contain trees planted no less than an average of twenty (20) feet from the center of the buffer, and shall contain at least a six (6) foot masonry fence along the residential line. There shall be no less than 1 ½ inch caliper for deciduous trees. Evergreens and conifers shall be minimum 3 feet in height.


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 or a complete copy has been posted in three public places within Heber City but not prior to the 3 day of April, 2003.

ADOPTED AND PASSED by the City Council of Heber City, Utah this

3 day of April, 2003, by the following vote:


	AYE	NAY
Councilman Terry Wm. Lange	<u>X</u>	_____
Councilman Vaun Shelton	<u>X</u>	_____
Councilman David R. Phillips	<u>X</u>	_____
Councilman John Burns	<u>X</u>	_____
Councilman Michael Thurber	<u>X</u>	_____

APPROVED:



Mayor Lynn L. Adams

ATTEST:



RECORDER

(Seal)

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