

ORDINANCE NO. 2001- 08

AN ORDINANCE RELATING TO FRONT YARD SETBACK REQUIREMENTS IN RESIDENTIAL AREAS

BE IT ORDAINED BY THE CITY COUNCIL OF HEBER CITY, UTAH, that Section 18.68.170 and Subsection A. of Sections 18.52.050, 18.56.050, 18.60.050 and 18.64.050 be and are hereby amended to read as follows:

1. Section 18.68.170 Setbacks - Exceptions is amended to read as follows:

Section 18.68.170 Setbacks - Exceptions.

A. In residential zones, the setback from the street for any dwelling situated between two existing dwellings (a) on the same side of the street, (b) located within 150 feet of each other, and (c) located less than thirty feet from the front property line may be reduced to 20 feet or the same as the average for said two existing dwellings, whichever is the greater setback distance.

B. The setback from the street for any dwelling located in an area where "density" zoning was previously permitted may be twenty feet from the front property line if that has been the setback pattern within said development.

2. Subparagraph A. of Section 18.52.050 Setbacks is amended to read as follows:

A. Front Setback. All buildings and structures shall be set back at least thirty feet from the front property line with the exception that attached front yard alfresco porches shall be allowed to protrude up to ten feet into the front yard setback space.

3. Subparagraph A. of Section 18.56.050 Setbacks is amended to read as follows:

A. Front Setback. All buildings and structures shall be set back at least thirty feet from the front property line with the exception that attached front yard alfresco porches shall be allowed to protrude up to ten feet into the front yard setback space.

4. Subparagraph A. of Section 18.60.050 Setbacks is amended to read as follows:

A. Front Setback. All buildings and structures shall be set back at least thirty feet from the front property line with the

exception that attached front yard alfresco porches shall be allowed to protrude up to ten feet into the front yard setback space.

5. Subparagraph A. of Section 18.64.050 Setbacks is amended to read as follows:

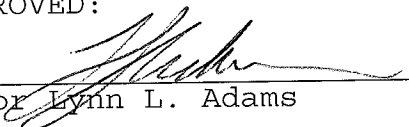
A. Front Setback. All buildings and structures shall be set back at least thirty feet from the front property line with the exception that attached front yard alfresco porches shall be allowed to protrude up to ten feet into the front yard setback space.

This ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the Heber City Recorder's Office, and (c) a short summary has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City.

ADOPTED AND PASSED by the City Council of Heber City, Utah this 7th day of June, 2001, by the following vote:

	AYE	NAY
Councilman Terry Wm. Lange	<u>X</u>	_____
Councilman Jerry W. Smith	<u>X</u>	_____
Councilman Vaun Shelton	<u>X</u>	_____
Councilman David R. Phillips	<u>X</u>	_____
Councilman Patricia Thompson	<u>X</u>	_____

APPROVED:



Mayor Lynn L. Adams

ATTEST:



RECORDER
(Seal)

Date of First Publishing: June 13, 2001