

HEBER CITY ORDINANCE # 84-221

AN ORDINANCE AMENDING HEBER CITY ORDINANCE #199 SECTIONS 02.0603 and 02.0629.

BE IT ORDAINED by the City Council of Heber City, Utah:

SECTION I

That Section 02.0603, Heber City Ordinance #199 be amended to read as follows:

"02.0603 Every Dwelling To Be On A Zoning Lot.

Only one building which contains a dwelling shall be located and maintained on a zoning lot as defined in this Ordinance, except for dwellings within a planned unit development, mobile home park, or other large-scale development and large multiple-family dwelling projects. Large multiple-family dwelling projects shall mean any project containing five (5) or more family dwellings."

SECTION II

That Section 02.0629 shall be amended as follows:

A. That 02.0629 B.2. be amended to read as follows:

"That there are no existing two-family or multiple-family dwellings within a radius of three hundred (300) feet, measured from the center of the proposed dwellings. This regulation is designed to lessen congestion and reduce the social impacts created by two-family and multiple-family dwellings. This provision shall not apply within large multiple-family dwelling projects when approved by the Planning Commission."

B. That 02.0629 be amended to add Subsection B. 12 as follows:

"12. A public hearing shall be first held before a permit is granted for the construction or modification of any large multiple-family dwelling project."

C. That Section 02.0629 D. shall be amended to add Subsection 6. as follows:

"6. The location of fire hydrants."

D. That Section 02.0629 be amended to add Subsections E., F., and G. as follows:

"E. The location and adequacy of all sewage, water and fire protection facilities shall be first reviewed and approved by the city engineer."

"F. Water and sewer hookup fee shall be paid for each dwelling unit."

"G. Whenever a large multiple-family dwelling project has been approved on a single zoning lot without the required separation set forth in Section 02.0629 B.2. for multiple-family dwellings, said lot shall not be divided without the prior approval of the Planning Commission.

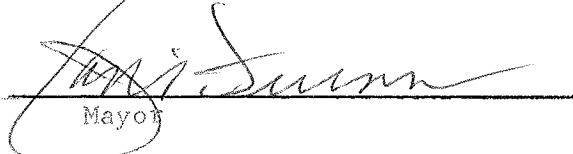
SECTION III

This Ordinance shall take effect upon passage and publication.

Passed by the City Council of Heber City, Utah this 10 day of October, 1984.

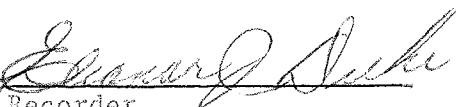
| | <u>AYE</u> | <u>NAY</u> |
|------------------------------|------------|---------------|
| Councilman Keith D. Jacobson | <u>X</u> | <u> </u> |
| Councilman Scott Wright | <u>x</u> | <u> </u> |
| Councilman Dan Bates | excused | <u> </u> |
| Councilman Wayne Clegg | <u>x</u> | <u> </u> |
| Councilman Louis Jackson | <u>x</u> | <u> </u> |

APPROVED:



Mayor

ATTEST:


Recorder

(Seal)

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