

ORDINANCE NO. 2021-15

AN ORDINANCE AMENDING SECTION 18.08.180 DWELLING

WHEREAS, the Heber City Council finds that it is in the public interest to amend the definitions of "Dwelling" to clarify and distinguish between dwelling types as used in Title 18 of the Heber City Municipal Code.

BE IT ORDAINED by the City Council of Heber City, Utah, that Section 18.08.180 Dwelling is **AMENDED** as shown in Exhibit 1.

This Ordinance shall take effect immediately upon passage.

ADOPTED and PASSED by the City Council of Heber City, Utah this 16th day of July, 2021, by the following vote:

	AYE	NAY
Council Member Heidi Franco	<u>X</u>	___
Council Member Wayne Hardman	<u>X</u>	___
Council Member Rachel Kahler	<u>X</u>	___
Council Member Ryan PC Stack	<u>X</u>	___
Council Member Mike Johnston	<u>X</u>	___

APPROVED:



Kelleen A. Potter
Mayor Kelleen Potter

ATTEST:

Sina N Cooke

Date: 7/6/2021

RECORDER

Date of First Recording: N/A

Exhibit 1

18.08.180 Dwelling

As used in this title:

- A. "Dwelling Unit" means a single unit providing complete and independent living facilities for one (1) family, containing one or more rooms in a building designed for living purposes, having one kitchen or set of cooking facilities, and an independent water closet and bathing facilities bathroom;
- B. "Single Family Detached" is defined as a single dwelling on its own lot or parcel that is detached from other buildings and dwellings, including the following:
 - 1. "Cottage Home" shall be defined as a single family detached dwelling which has been modified to facilitate a side yard with a driveway to required rear parking.
 - 2. "Single Family Home" shall be defined as a single family detached dwelling.
- C. "Single Family Attached" is defined as a single dwelling on its own lot or parcel that is attached to one or more dwelling units through common side walls, including the following:
 - 1. "Twin Home" means a single family attached dwelling that is built as a group of two (2) units, in which each unit extends from the foundation to roof and with open space on at least three sides.
 - 2. "Town Home" means a single family attached dwelling that is built as a group of three (3) or more units in which each unit extends from the foundation to roof and with open space on at least two sides.
- D. "Two-Family Dwelling" or "Duplex" means a building containing two dwelling units within the same building on a single lot or parcel.
- ~~A. "Bachelor's dwelling" means a dwelling unit which is occupied by three or more non-related adults;-~~
- ~~B. "Caretaker's dwelling" means a dwelling which is occupied by a person whose function it is to watch or take care of a business or industry which is located on the same premises as the dwelling;-~~
- E. "Multi-Family Dwelling" means a building or group of buildings on the same lot or parcel containing 3 or more dwelling units. The following are defined as a multi-family dwelling:
 - 1. "Apartment" means a building or group of buildings containing three or more separate dwelling units each of which is designed for or occupied by one family. Multiple detached buildings on the same lot or parcel, regardless of the number of units in each building, is defined as apartments.
 - 2. "Condominiums" means apartments where the interior of the dwellings may be owned independently.
- ~~C.A. "Dwelling unit" means one or more rooms in a building designed for living purposes, having one kitchen or set of cooking facilities, and an independent water closet and bathing facilities;-~~
- ~~D. "Apartment" means a building containing three or more separate dwelling units each of which is designed for or occupied by one family;-~~
- ~~E. "One family dwelling" means a building containing one dwelling unit which is designed for or occupied by one family;-~~
- F. "Caretaker's dwelling" means a dwelling which is occupied by a person whose function it is to watch or take care of a business or industry which is located on the same premises as the dwelling;

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