



ORDINANCE 156-2021

AN ORDINANCE AMENDING CHAPTER 17.28, SINGLE-FAMILY RESIDENTIAL ZONE (R-1); 17.28.040 SITE DEVELOPMENT STANDARDS; & CHAPTER 17.32, TWO-FAMILY RESIDENTIAL ZONE (R-2); 17.32.040 SITE DEVELOPMENT STANDARDS; & CHAPTER 17.36, MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3); 17.36.040 SITE DEVELOPMENT STANDARDS; TO ADD A PARAGRAPH TO REGULATE MOBILE HOMES IN SALINA CITY RESIDENTIAL ZONES.

PREAMBLE

WHEREAS, pursuant to citizen request to the Planning and Zoning Commission, a recommendation was made to the Mayor and City Council of the City of Salina to consider a change to Chapter 17.28, Single-Family Residential Zone (R-1); 17.28.040 Site Development Standards; & Chapter 17.32, Two-Family Residential Zone (R-2); 17.32.040 Site Development Standards; & Chapter 17.36, Multiple-Family Residential Zone (R-3); 17.36.040 Site Development Standards; To add a paragraph to regulate Mobile Homes in Salina City Residential Zones by amendment to the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of Salina held a public hearing on April 22, 2021, regarding change to the zoning code as recommended by the Planning and Zoning Commission pursuant to §§10-9-402 and -403 Utah Code annotated 1953; and

WHEREAS, the Mayor and City Council of the City of Salina believes it will be in the city's best interest to amend Chapter 17.28, Single-Family Residential Zone (R-1); 17.28.040 Site Development Standards; & Chapter 17.32, Two-Family Residential Zone (R-2); 17.32.040 Site Development Standards; & Chapter 17.36, Multiple-Family Residential Zone (R-3); 17.36.040 Site Development Standards; To add a paragraph to regulate Mobile Homes in Salina City Residential Zones by amendment to the City's Zoning Ordinance.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SALINA, SEVIER COUNTY, STATE OF UTAH:

Section 1: Preamble: The recitals in the Preamble are enacted to be deemed a part of this Ordinance and hereby declared to express the intent hereof.

Section 2: 17.28.040 Site Development Standards: The following;

The definition of a Manufactured Home and a Mobile Home shall be as set forth in Section 15A-1-302 of the Utah Code, as amended.

The placement of Mobile Homes shall be restricted to Mobile Home parks. Manufactured Homes shall only be authorized in Mobile Home Parks unless they are placed on a permanent foundation, meet current building code requirements and have outside dimensions of not less than 24 feet wide by 40 feet long.

Section 3: 17.32.040 Site Development Standards: The following;

The definition of a Manufactured Home and a Mobile Home shall be as set forth in Section 15A-1-302 of the Utah Code, as amended.

The placement of Mobile Homes shall be restricted to Mobile Home parks. Manufactured Homes shall only be authorized in Mobile Home Parks unless they are placed on a permanent foundation, meet current building code requirements and have outside dimensions of not less than 24 feet wide by 40 feet long.

Section 4: 17.36.040 Site Development Standards: The following;

The definition of a Manufactured Home and a Mobile Home shall be as set forth in Section 15A-1-302 of the Utah Code, as amended.

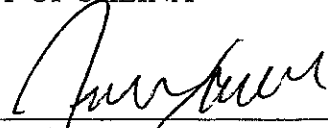
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Section 5: No other sections or provisions of the code shall be effected.

Section 6: Effective Date: This ordinance shall become effective immediately upon adoption, posting, and publication of a summary in the Salina Sun as provided in §10-3-711, Utah Code Annotated 1953, as amended.

PASSED AND APPROVED this 28th day of April, 2021.

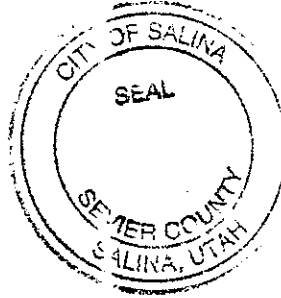
CITY OF SALINA

By 
Jed Maxwell, Mayor

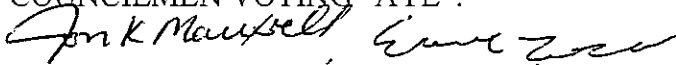
ATTEST:


Ashlee Larsen, City Recorder

(Seal)



COUNCILMEN VOTING "AYE":





COUNCILMEN VOTING "NAY":