

ORDINANCE NO. 1997- 09 _____

AN ORDINANCE AMENDING SECTION 1-6-C (NONCONFORMING USES) TO PROVIDE FOR THE EXPANSION OF NONCONFORMING CHURCHES, AND SECTION 3-21, LANDSCAPING

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF UTAH ORDAINS AS FOLLOWS:

PART I:

Sections 1-6-C (NONCONFORMING USES - EXPANSION) of the Utah County Zoning Ordinance is amended to add a new subsection 3 to read as follows:

Or:

3. The Zoning Administrator approves the expansion after making the following findings:
 - a. The specific use to be expanded is an existing church or other structure for religious worship that is located on a legal nonconforming lot of record; and
 - b. The use meets all of the requirements of Utah County and the State of Utah for fire protection, water supply for fire suppression, drinking water, sewage disposal, drainage and flood protection; subdivision plat approval, parking capacity, building setback, and construction code compliance.
 - c. Notwithstanding any standard of this ordinance which may state a different landscaping requirement, the lot shall have at least fifteen percent (15%) of the total lot area in landscaping.

PART II:

Section 3-21-D (LANDSCAPING - PLOT PLAN) of the Utah County Zoning Ordinance is hereby amended to read as follows:

D. PLOT PLAN.

Where landscaping is required, a plot plan of the plantings and non-vegetative landscape features, irrigation facilities, and other uses of land shall be submitted at the time application is made for the primary use of the lot. The plot plan must be of sufficient scale and detail to determine that the purpose and requirements of this section are met. Where landscaping is required, at least 70 percent of the yard area surrounding the building, for a width at least equal to the minimum front, side and rear setback distances stated for the zone, shall be landscaped and maintained in landscaping. The landscaping shall be composed of irrigated lawn or other fire-resistive green plants. Any portion of the setback area that is not proposed to be covered by landscaping (the remaining 30% or less setback area) shall have a covering that is hard surfaced, graveled, or composed of other suitable material to prevent vegetative growth, and shall be maintained free of weeds, brush, and flammable plants and materials. The plot plan shall show how these requirements will be met.

PART III:

Insert pages reflecting the above amendments are hereby ordered to be filed in the three file copies of the Utah County Zoning Ordinance, on file with the Utah County Auditor-Clerk.

PART IV:


This ordinance shall take effect: (1) sixteen (16) days after it is passed, or (2) after it has

been published, whichever date is later.

PASSED and ordered published this 22nd day of April, 1997.

UTAH COUNTY COMMISSION

VOTE



DAVID J. GARDNER, CHAIRMAN

Aye



GARY R. HERBERT, COMMISSIONER

Aye




JERRY D. GROVER, COMMISSIONER

Aye

ATTEST:
ARLIN V. KUHNI
County Clerk/Auditor

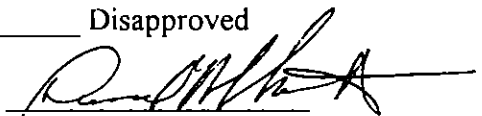
APPROVED AS TO FORM:
KAY BRYSON, County Attorney

By: 

Deputy

X Approved

_____ Disapproved

By: 

Deputy

Date of Publication: once only, as soon as possible

PROOF OF PUBLICATION

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The Daily Herald

COPY

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STATE OF UTAH

Utah County

ss. _____

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ATTEST:

ARLIN V. KUHN

By: LeeAnn Orton

Deputy

APPROVED AS TO FORM:

KAY BRYSON, County Attorney

By: David H. Shawcroft

Deputy

Legal Notice No. 102273 Published in The Daily Herald May 2, 1997

I, Konnie Lynn Davis, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, #102273-BO5360-ORDINANCE NO. 1, and which is a copy, was published in said newspaper, the first publication having been made on the 2nd day of May, 1997, and the last on the 2nd day of May, 1997; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Subscribed and sworn before me this 6th day of May, 1997

Notary Public

Residence: American Fork, Utah

My commission expires January 13, 2001

