

AN ORDINANCE AMENDING SECTION 3-20, FENCES AND WALLS AND SECTION 3-41, STANDARDS FOR APPROVING A STORAGE OR SALVAGE YARD, OF THE UTAH COUNTY LAND USE ORDINANCE

THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

ENT 169847; 2006 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Dec 18 9:21 am FEE 0.00 BY STL
RECORDED FOR COMMUNITY DEVELOPMENT

Part I:

The Utah County Land Use Ordinance, Section 3-20, is hereby amended to read as follows:

3-20: FENCES AND WALLS

A. Notwithstanding the setback, yard, and height requirements for structures otherwise stated in the zoning ordinance, fences, walls, hedges, berms, and other unroofed landscaping appurtenances may be located on the property line or in the yard between the building setback line and the property line provided:

1. The maximum height above natural grade for a sight-obscuring fence, wall, hedge, berm, or similar unroofed feature is:

a. Three (3) feet where such fence or other feature is located between a public street and the setback line required for dwellings and other structures, or

b. Eight (8) feet where such fence or other feature is located farther from a public street than the distance of the setback line for dwellings and other structures.

Exception: On corner lots, or lots which are bordered by more than one public street, the sight-obscuring fence or other feature located on the non-fronting public street, or the public street which does not provide the required frontage for the dwelling or structure on the lot, may be eight (8) feet on the property line or public street right-of-way line to within thirty (30) feet of the front property line or the frontage of the public street right-of-way line.

2. The maximum height above natural grade for a wire fence which is not sight-obscuring is eight (8) feet.

Otherwise, all such fences, walls, hedges, berms, and other landscape features shall meet the setback, yard, and height requirements for structures in the zone in which they are located.

B. In all zones, fences and/or walls adjacent to county roads shall be set back at least a minimum of half the required right-of-way width from the centerline of the road.

Part II:

The Utah County Land Use Ordinance, Section 3-41, is hereby amended to read as follows:

3-41: STANDARDS FOR APPROVING AN AUTOMOBILE WRECKING YARD OR A SALVAGE YARD

A. INTENT

The intent and purpose of this section is to protect the community and neighboring properties from litter, vermin, a loss of property value, or other ill effects of unsightly or un-contained salvage yards or automobile wrecking yards.

B. SCOPE

The provisions of this section shall apply to salvage yards and automobile wrecking yards authorized within the I-1, Industrial Zone.

C. CONDITIONS

The Zoning Administrator may grant a permit for an automobile wrecking yard or a salvage yard provided the following conditions are met:

1. Such use is located in the I-1 Zone.
2. All parts, and other items, whether functional or not, which are stored outside of a building, shall be surrounded by a sight-obscuring fence.
3. The sight-obscuring fence shall have a Utah County building permit, shall be constructed to a height of at least eight (8) feet and must be engineered for wind load.
4. Any parts or materials which are light enough to blow in the wind shall be kept in an enclosed building.
5. Off-street parking shall be provided according to the standards found in Chapter 3, Utah County Land Use Ordinance.

Part III:

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk/Auditor.

Part IV:

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part V:

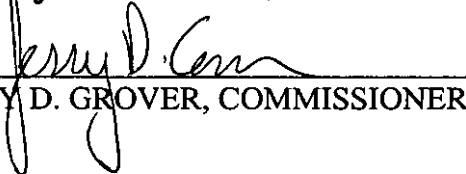
This ordinance shall become effective fifteen (15) days after its passage, and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 5th day of December, 2006.

UTAH COUNTY COMMISSION



LARRY A. ELLERTSON, CHAIR




JERRY D. GROVER, COMMISSIONER

VOTE



aye



aye

Steve White

STEVE WHITE, COMMISSIONER

Age

ATTEST:

KIM T. JACKSON

County Clerk/Auditor

By: *Linda Strickland*
Deputy

APPROVED AS TO FORM:

KAY BRYSON

County Attorney

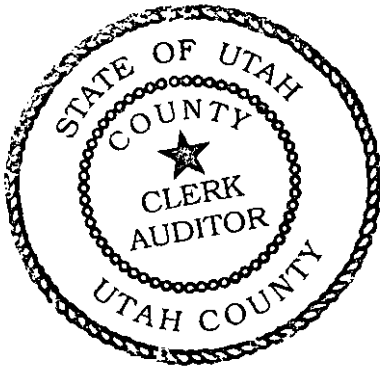
Approved

Disapproved

By: *Ronald Ho*
Deputy

Date of Publication: Once only, as soon as possible

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PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS
Utah County

NOTICE
ORDINANCE NO. 2006-46, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, ON DECEMBER 5, 2006, AMENDING SECTION 3-20, FENCES AND WALLS AND SECTION 3-41, STANDARDS FOR APPROVING A STORAGE OR SALVAGE YARD, OF THE UTAH COUNTY LAND USE ORDINANCE.

A COMPLETE COPY OF THE ORDINANCE IS AVAILABLE AT THE COUNTY CLERK/AUDITOR'S OFFICE. COMMISSIONER LARRY A. ELLERTSON, COMMISSIONER STEVE WHITE AND COMMISSIONER JERRY D. GROVER VOTED IN FAVOR OF THE ORDINANCE.
Legal Notice 261492 Published in The Daily Herald December 9, 2006

I, Paula Stallings, 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, #261492-NOTICE NO. 2006-46, and which is a copy, was published in said newspaper, the first publication having been made on the 9th day of December, 2006, and the last on the 9th day of December, 2006; 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.

Paula Stallings

Subscribed and sworn before me
this 11st day of December, 2006.

Karen Jordan

Notary Public

Residence: Orem, Utah

My commission expires April, 2010

