

ORDINANCE 03-92

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, ADDING SECTION 17.46.010 ESTABLISHING BUILDING AND CONSTRUCTION STANDARDS FOR ANY DWELLING OR OTHER STRUCTURE DESIGNED OR INTENDED FOR HUMAN HABITATION

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON TERRACE, UTAH:

1. There is hereby added to the Washington Terrace Municipal Code, Section 17.46-010 entitled "Standards For Single Family Dwellings" and is adopted to read as follows:

**17.46.010 BUILDING CONSTRUCTION CODES AND STANDARDS**

Any dwelling or other structure which is designed or intended for human habitations, which is to be located in the City outside of a mobile home park, mobile home subdivision or manufactured home subdivision or P.R.U.D. must meet the standards of the Uniform Building and other codes as adopted by the City, or if it is a manufactured home, it must meet the standards of, and be certified under the National Manufactured Housing and Standards Act of 1974 and must prominently display an insignia approved by the United States Department of Housing and Urban Development and must not have been altered in violation of such codes.

**17.46.020 ADDITIONAL REQUIREMENTS**

In addition to the above Codes and Standards, the following requirements shall also be met:

A. The dwelling must be permanently connected and attached to a site built permanent foundation which meets International Conference of Building Officials, Guidelines for Manufactured Housing installations if a manufactured home. Any running gear shall be removed and stored out of sight. Any enclosure must be secured to the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete and masonry foundation materials.

B. The dwelling must be permanently connected to and approved for all required utilities.

C. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be filed with the State Tax Commission pursuant to Utah Code Annotated 59-2-602 and qualified therefore as an improvement to real estate.

D. The dwelling must provide a minimum of 72 square feet of enclosed storage with the minimum height of six feet located in a basement or garage area or in an accessory storage structure. Such structure shall conform to all applicable building codes.

E. Porches and landings for ingress and egress to the dwelling must be built in accordance with Chapter 33 of the Uniform Building Code as adopted by the State of Utah.

F. At least 60% of the roof must be pitched at least 2:12 pitch and shall have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, metal tiles, slate, built up gravel materials, or other materials approved by the Uniform Building Code.

G. The dwelling shall have exterior consisting of wood, masonry, concrete, stucco, masonite or metal or vinyl lap. The roof overhang, including rain gutters, shall not be less than one foot, measured from the vertical side of the building but not including bay windows, nooks, morning rooms, etc.

H. The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a depth of at least 20 feet exclusive of any garage area. The width shall be considered the lesser of two primary dimensions. If the width of the dwelling faces a street and is less than one half of the length, the required off-street parking shall be in a 2 car garage attached to the length of the dwelling.

I. Required off-street parking spaces shall be side by side (See Chapter 17.52 of the city Municipal Code).

J. The City Inspector, as the Zoning Enforcement Officer in concert with the City Planning Commission, may approve deviations from one or more of the development or architectural standards provided herein on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity. Together, they may also require other deviations to achieve the overall goals and purposes of this ordinance. These requirements may be appealed to the city Board of Adjustment.

2. In the opinion of the Washington Terrace City Council it is necessary to the health and safety of the inhabitants of the City that this ordinance become effective immediately upon its adoption and posting or publication.

PASSED, ADOPTED AND ORDERED POSTED BY THE Washington Terrace City Council this 23rd day of June, 1992.

CITY OF WASHINGTON TERRACE, UTAH  
A Municipal Corporation

by: Bradley L. Coates  
SCOTT A. COATES Mayor

ATTEST:

Sheralle L. Ito  
SHERALLE L. ITO, City Recorder

DATE OF FIRST POSTING OR PUBLICATION: 6-24-92