

**CITY OF WASHINGTON TERRACE  
ORDINANCE NO. 2015-01**

**COMMERCIAL SITE DEVELOPMENT AMENDED**

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE,  
UTAH, AMENDING SECTION 17.28.020 RELATING TO SITE  
DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONE;  
SEVERABILITY; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Washington Terrace, Utah, (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60, 1953, as amended, allows the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, Title 10, Chapter 9a of the *Utah Code Annotated* authorizes the City to regulate land use and development;

**WHEREAS**, the City desires to amend its site development standards in the Commercial Zone;

**WHEREAS**, the Planning Commission held its public hearing on January 29, 2015, on this Ordinance and gave a favorable recommendation to the Council;

**WHEREAS**, the City Council received the recommendation of the Planning Commission at its regular meeting on February 3, 2015, and now desires to act on this Ordinance;

**NOW, THEREFORE**, be it ordained by the City Council of the City of Washington Terrace, Utah, as follows:

**Section 1: Amendment.** Section 17.28.020 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

**Chapter 17.28**  
**COMMERCIAL ZONES**

**17.28.020. Site Development and Standards.**

1. Minimum lot area - None.
2. Minimum lot width - None.
3. Minimum yard setbacks:
  - a. Front - 20 feet on streets of less than 80 feet in width, 50 feet on streets and highways of 80 feet or more in width.
  - b. Side - None, except 10 feet adjacent to a residential zone.
  - c. Side - facing a street with a corner lot - 20 feet x 20 feet.
  - d. Rear - None, except 10 feet where building rears on a residential zone.
4. Building height:
  - a. Minimum - one (1) story.
  - b. Maximum – ~~Thirty five (35)~~ Forty five (45) feet, measured from back of curb.
  - c. Hospital height limits shall be determined in accordance with this section and as part of the site plan and/or conditional use approval process so long as such height limits do not exceed double the maximum height allowed by this section.

**Section 2: Severability.** If a Court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

**Section 3: Effective date.** This ordinance take effect immediately after approval and posting.

PASSED AND APPROVED by the City Council this 3 day of February , 2015.

signature on file  
MARK C. ALLEN, Mayor,  
City of Washington Terrace

ATTEST:

signature on file  
AMY RODRIGUEZ, City Recorder

RECORDED this 3 day of February 2015.

PUBLISHED OR POSTED this 4 day of February , 2015.

The City of Washington Terrace, Utah  
Ordinance 2015-01 – Commercial Site Development Amended

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provision of U.C.A. §10-3-713, 1953, as amended, I, the municipal recorder of the City of Washington Terrace, hereby certify that foregoing Ordinance was duly passed, and published on February 4 2015 or was posted at: 1) City Website 2) City HALL and 3) Civic Center on the above referenced dates.

Signature on file  
AMY RODRIGUEZ, City Recorder