

Ordinance 4-2017

**AN ORDINANCE TO ADOPT
CHANGES TO THE CITY CODE OF RIVER HEIGHTS CITY, UTAH**

After the River Heights City Planning Commission held a duly noticed public hearing on Wednesday, June 7, 2017, the River Heights City Council adopted the following change to be made to the City Code 10-12-2B. Table 3 of River Heights City, Utah.

Table 2, Residential Space Requirement Chart

| <u>Residential Uses</u> | <u>A</u> | <u>R-1-8</u> | <u>R-1-10</u> | <u>R-1-12</u> | <u>PUD</u> |
|---------------------------|----------|--------------|---------------|---------------|------------|
| Lot Setbacks | | | | | |
| Principal Uses (in feet): | | | | | |
| Front Yard | 50 | 25 | 25 | 30 | * |
| Side Yard (interior lot) | 20 | 10 ***** | 10 | 12 | * |
| Side Yard (on street) | 30 | 25 | 25 | 30 | * |
| Rear Yard | 30 | 20 | 25 | 30 | * |

***** Properties with residential homes built prior to 1940 in the R-1-8 zone are exempt from the 10-foot minimum sideyard (interior lot) setback with the following conditions: Additions or remodels made to said homes may extend the same non-conforming line of such an existing home, but in no case, shall any addition or remodel (including structural overhang and cantilevers) be closer to the adjacent property line than five (5) feet, i.e., a five (5) foot setback shall be maintained in all cases. The eaves shall not extend beyond 16” or existing roof line or eave.

Passed by the River Heights Municipal Council this 11th day of July 2017.

James Brackner, Mayor

ATTEST

Sheila Lind, Recorder