

Proposed Changes to the River Heights City Code  
March 1, 2018

**6-1: OFF HIGHWAY VEHICLES**

Replace Section 6-1 with . . .

"River Heights follows the Utah Off-Highway Vehicle Laws and Rules (These laws and rules are available on the State's website.)"

**10-2-1: DEFINITIONS**

Structure: A combination of materials ~~that form a construction~~ constructed for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.

**10-13-9: PROHIBITED ACCESSORY STRUCTURE; EXCEPTION**

Roll off or shipping containers, semi-trailers, box cars or similar structures shall not be installed or maintained on residential properties. These accessory structures are allowed for construction purposes only, placed on building lot (not in roadway) for no longer than six (6) months.

(bump other sections in 10-13 down)

**11-6-3: STREETS AND STREET IMPROVEMENTS**

Replace Section W with:

W. Seal Coats: Providing for such application shall be determined through the process of approving the development plan for the subdivision. Application of seal coat shall be done through either of the following method:

The developer shall pay River Heights City the cost to apply the seal coat on all paved roads in the subdivision. The seal coat cost shall be equal to the square footage of road surfaces in the subdivision multiplied by the cost per square foot for the type of seal coat to be used. The per square foot unit cost shall be held on the fee schedule held in the City Office.

The type of seal coat to be used (high-density mineral bond, chip seal, slurry seal, etc.) shall be determined by "best practice" for the type of street as determined by the Public Works Director and City Engineer. The seal coat cost shall be used by the city to accomplish the initial seal coating for the subdivision within five (5) years of the completion of the subdivision. If not completed within five (5) years, and at the developer's request, any un-used seal coat funds shall be returned to the developer.

## CORNER LOTS:

When the rear yard of a corner lot is adjacent to the front yard of a neighboring lot, a 6 feet (6') fence is allowed in the part of the corner lot's rear and side yard that is adjacent to the neighboring lot's front-yard setback area. A clear view must be present from the front yard of the neighboring lot to the street corner as illustrated below.

(Drawing)

The fence must be at least ninety (90) percent transparent and maintained as such. Suggested material for fencing is ornamental wrought iron. No chain link fence allowed.

The City will evaluate the proposed fence material and determine if the proposed material is satisfactory and complies with the intent of the provisions of this code, with regard to effectiveness and safety.