

Ordinance 3-2018

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

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, July 31, 2018, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

3-1-3 and 10-2-1 (home occupation definition)

A legal use or business, conducted within a dwelling or upon residential property. Business activity shall be clearly and obviously subordinate to the main purpose of the home as a residence. ~~The owner of the business must live in the home.~~ The exterior of any home based business shall maintain the appearance of a residential dwelling at all times. Conditional use of that property will become void when the business ceases.

3-1-4:A.1. Home Occupation Licenses/Permitted Uses Requiring A Conditional Use Permit and License

Add:

j. Business Location: If an owner doesn't reside in the home where business is conducted.

5-2-4:A.2 Kennel Permits

Any Kennel Conditional Use Permit issued pursuant to this section shall automatically expire on December 31, immediately following date of issue. During the first two (2) months of each year the licensee shall apply for a renewal of the kennel license and pay the required fee. Any application made after March 1, except an application for a new establishment opening subsequent to that date, shall be accompanied by a late application fee in addition to the regular permit fee.

3-5-9: PERMITS AND BADGES

A. Issuance: ~~The City Recorder shall issue to each solicitor, an identification badge containing the words "Permitted Solicitor", the number of the permit, in letters with figures easily discernible from a distance of five feet (5').~~

1. The City Recorder shall issue to each solicitor, an identification badge containing the words "Permitted Solicitor", the number of the ~~permit badge~~, in letters with figures easily discernible from a distance of five feet (5'). *(moved from above)*
2. A permit will be issued with a permit number, expiration date, solicitor and company information and signature of City licensing administrator. Permit shall be carried by the registered solicitor at all times while soliciting in the city.

8-1-1: UTILITY SERVICE AGREEMENT REQUIRED FOR EACH RESIDENCE

Each residence receiving utility services from River Heights City is required to have a Utility Service Agreement on file with the City Office.

(Add this section and bump other sections down.)

8-1-7: LANDLORD UTILITY SERVICE AGREEMENT

Landlords are required to sign the River Heights Landlord Utility Service Agreement as held in the River Heights City Office for each property they rent in River Heights.

10-11 SENSITIVE AREA AND OTHER OVERLAY ZONES (rename the chapter)

10:11-6: HISTORIC LANDMARK OVERLAY ZONE AT 594 SOUTH 400 EAST

(Add this previously adopted ordinance to the code book.)

10-12-2: AREA REGULATIONS (Accessory Uses)

	A	R-1-8	R-1-10	R-1-12
Front Yard	50	25 <u>30</u>	25 <u>30</u>	30 <u>35</u>

10-12-2: AREA REGULATIONS (Fences and Walls)

~~Subscript 3. If the accessory building is located within 10 feet behind the front setback, the principle use setbacks will apply.~~

Subscript 4. Corner Lots: (See figure 10-12-2) (1-2018, 3-13-18) When the rear yard of a corner lot is adjacent to the front yard of a neighboring lot, a six foot (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. All fences on corner lots shall comply with 10-13-~~14~~15: Clear View of Intersecting Streets.

10-13-8: STORAGE OF JUNK AND DEBRIS IN RESIDENTIAL ZONES PROHIBITED

No yard or other open space surrounding an existing building in any ~~agricultural or residential~~ zone, or which is hereafter provided around any building in any ~~agricultural or residential~~ zone, shall be used for the storage of junk, debris or obsolete vehicles; and no land shall be used for such purposes, except as specifically provided for by this title. (Ord., 1-22-2002)

10-13-15: CLEAR VIEW OF INTERSECTING STREETS

. . . Trunks of trees, ~~fence posts~~, light or telephone poles or other small vertical protrusions not more than twelve inches (12") in diameter shall be permitted.

Adopted and effective this 14th day of August 2018.

Todd A. Rasmussen, Mayor

Attest:

Sheila Lind, Recorder