

Ordinance 11-2021

AN ORDINANCE TO CHANGE THE USE REGULATIONS IN THE  
CITY CODE OF RIVER HEIGHTS, UTAH

Whereas it was determined a change should be made to the use regulations land use chart of the River Heights City Code and,

Whereas the River Heights City Planning Commission held a duly noticed public hearing on Tuesday, November 9, 2021.

Be it ordained by the River Heights City Council that the following change is made to the River Heights City Code:

10-12-1: USE REGULATIONS  
Table 1, Land Use Chart

Change asterisk "\*" shown on 71. Professional Office to a superscript 1 <sup>"1"</sup>.

Add: "83. Auto Repair<sup>2</sup>". Show as conditional "C" in the residential "R" and agricultural "A" zones and permitted "P" in the commercial "C" zone.

Change the note under 82 to be under 83 and read, "(Lines 84-90 intentionally left blank)"  
Change the notes at the end of the table to read:

<sup>1</sup>Only a structure that is residential in appearance and maintains the character of the existing neighborhood in style and heights can be used for a professional office in a residential zone. An office building that is commercial in appearance cannot be constructed in a residential zone. (4-2010, 7-13-10) (1-2015, 6-23-15) (1-2016, 3-22-16) (4-2018, 10-9-18) (3-2020, 5-19-20)

<sup>2</sup> A maximum of two (2) vehicles to be repaired may be on the premises at any given time and must be repaired within an enclosed building. A vehicle being transported to or from the premises may be outside of the building for no more than two (2) consecutive days. Proper containment and disposal of all hazardous materials must be in accordance with state regulations."

Adopted this 7th day of December 2021 and effective upon publication.

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Todd Rasmussen, Mayor

ATTEST

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Sheila Lind, Recorder