

ORDINANCE No. 22-6

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS, CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, AMENDING TABLE 10-1 "MAXIMUM BUILDING HEIGHT" AND CH 31 - DEFINITIONS AMENDING THE DEFINITION OF “BUILDING, HEIGHT”

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of “Building, Height”

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential, commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, Be it hereby ordained by the City Council of Roy City, Utah, that Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of “Building, Height”, as attached:

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

AMEND

10-10-24 Table of Lot and Setback Requirements for Primary Buildings:

Table 10-1

Maximum Building Height	Thirty-five (35) feet as measured by the Building Codes, as adopted.
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AMEND

10-31-1 Purpose and Conflicts:

Building, Height of: Means the average maximum vertical height of an enclosed building or structure measured by taking the average of two (2) measurements. One (1) taken from the highest vertical elevation height and one (1) taken from the lowest vertical elevation height, each measured from finished grade to the highest point of the building.

~~The vertical distance from the grade to the “highest point” is the top of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof building.~~

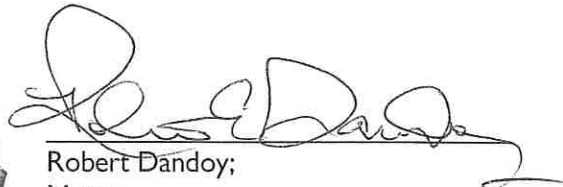
Architectural elements that do not add floor area to an enclosed building or structure, such as chimneys, flag poles, bell towers, steeples, vents, elevator shafts and staircases for rooftop access, and unenclosed covered decks (maximum size of 6’ x 6’) are not considered part of the height of a building or structure.

This Ordinance has been approved by the following vote of the Roy City Council:

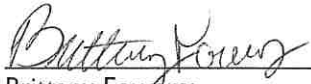
Councilmember Jackson	<u>Aye</u>
Councilmember J. Paul	<u>Aye</u>
Councilmember S. Paul	<u>Aye</u>
Councilmember Scadden	<u>Nay</u>
Councilmember Wilson	<u>Aye</u>

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this 2nd day of August, 2022.




Robert Dandoy;
Mayor

Attested and Recorded:



Brittany Fowers;
City Recorder