

ORDINANCE NO. 2008-10

AN ORDINANCE AMENDING SECTION 18.42.040(B) OF THE HEBER CITY MUNICIPAL CODE, **SITE DESIGN, BUILDING SETBACKS.**

BE IT ORDAINED by the City Council of Heber City, Utah that Section 18.42.040(B) of the Heber City Municipal Code is amended as follows:

Section 18.42.040 Site Design

B. Building Setbacks.

1. In the Mixed-Use Residential Commercial Zone, there shall be no area and width requirements. All commercial, service buildings and structures, gasoline pumps, and all buildings and structures shall be setback at least ten feet from any public street property line.

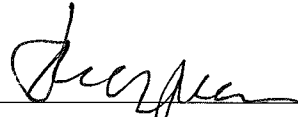
2. Residential buildings which have parking areas accessed from the rear of the building shall have minimum front street and side street property line setbacks of at least 15 feet, as measured from any public street property line, as long as the street meets the adopted street standard width for a public street. All other residential buildings shall be located at least 30 feet from any public street property line, unless a larger setback is required elsewhere in this Chapter. Buildings located in Residential Transition areas shall be subject to the setbacks as specified in Section 18.42.100.

This Ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the office of the City Recorder, and (c) a short summary of it has been published in the Wasatch Wave or a complete copy has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City but not prior to the 5 day of June, 2008.

ADOPTED AND PASSED by the City Council of Heber City, Utah this 5 day of June, 2008, by the following vote:

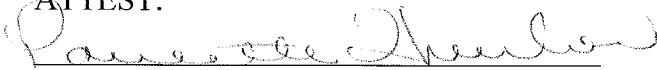
	AYE	NAY
Councilmember Jeffery M. Bradshaw	<u>X</u>	_____
Councilmember Elizabeth Hokanson	<u>X</u>	_____
Councilmember Eric Straddeck	<u>X</u>	_____
Councilmember Nile D. Horner	_____	_____ <u>Absent</u>
Councilmember Robert L. Patterson	<u>X</u>	_____

APPROVED:



Mayor David R. Phillips

ATTEST:



RECORDER

(Seal)

Date of First Publishing:

June 11, 2008