

ORDINANCE NO. 96- 05

AN ORDINANCE ESTABLISHING HOSPITALS AS A CONDITIONAL USE AND REGULATING THE SIGNAGE, SITE SIZE, AND PARKING ASSOCIATED THEREWITH

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEBER CITY, UTAH AS FOLLOWS:

There is hereby added to the Heber City Municipal Code Section 18.08.283, which is to read as follows:

18.08.283 Hospital. An health-care facility for care of ambulatory and non-ambulatory patients accommodating ten or more patients and which provides regular hospital care services.

Subparagraph C. of Section 18.60.020 of the Heber City Municipal Code is amended to read as follows:

18.60.020 Permitted Uses. The following uses shall be permitted in the R-3 residential zone:

...
C. Clinics and hospitals (also, signs for these facilities) as conditional uses when approved by the Planning Commission as set forth in Chapter 18.08.025 of this title.

....

There is hereby added to the Heber City Municipal Code Section 18.108.025 Clinics & Hospitals in the R-3 Zone, which is to read as follows:

18.108.25 Clinics and Hospitals in the R-3 Zone.

A. Applicants for a hospital or clinic shall follow the requirements for approval as stated in Title 17 for other commercial developments. Exception: Additions or changes to buildings and signs only requires that the owner present the proposed changes to the Planning Commission for its approval at a regular Planning Commission meeting.

B. In addition to the Title 17 requirements, the applicant shall comply with the following:

1. Provide a signage plot plan. The signage plot plan shall show all signs along with the locations of same. Signs shall be in harmony with Section 18.104 for the type of sign(s) being requested e.g. ground sign must meet the ground sign requirements, wall sign must meet the wall sign requirements, etc. However, sign sizes shall be limited to the following:

- a. Ground Signs: These signs shall be limited to sixty-six (66) inches total height unless a sign is on a corner, then the sign must meet the requirements of 18.68.150. Ground signs are limited to a total of one hundred sixty (160) square feet of area with any single sign having a maximum of eighty (80) square feet of area.
- b. Wall Signs: These signs shall be limited to a maximum of one (1) square foot of sign for each lineal foot of the wall that the sign is to be placed on. However, the wall coverage by signs shall not exceed one hundred twenty (120) square feet total. The one hundred twenty (120) square feet may be broken into several small signs. A roof sign shall count as one wall sign in both single and aggregate sign areas.
- c. Directional and Public Necessity Signs: These signs may be allowed as needed for the convenience of hospital personnel, patrons, emergency service workers, etc. There shall be no height limit for signs less than sixteen (16) square feet in area so as to allow for ease of sight and for snow build-up and other obstructions. Signs larger than sixteen (16) square feet shall be limited to the height requirements for ground signs listed in Section 1 above. No directional or public necessity sign shall be larger than thirty-two square feet.
- d. Double sided signs shall count as one sign for both area of a single sign and for aggregate area.
- e. No sign may contain flashing lights, strobe lights, or be animated so as to portray any type of movement or appear to flash. Lighting shall be from the interior or from lights pointing directly at the sign. No light shall be allowed to shine into a roadway or onto another property.
- f. The Planning Commission may allow variances to these requirements when the applicant shows that the variance is needed for the health, safety, and general welfare of the public. Increases in height may be allowed at the discretion of the Planning Commission for signs set back from road right-of-ways sufficient to make the sign either not

hazardous to traffic or so that it is not aesthetically displeasing.

2. Site size. No clinic shall be placed on a site less than one-half (1/2) acre; no hospital shall be built on a site less than four (4) acres.
3. Parking. Parking shall meet the requirements of 18.72 Off-Street Parking and Loading.
4. Hospitals and Clinics may be erected to any height provided the building is set back from required building setback lines a distance of at least one foot for each additional foot of building height above the maximum height permitted in the zone for residential buildings.

This ordinance shall take effect and be in force from and after its adoption and publication.

ADOPTED AND PASSED by the City Council of Heber City, Utah, this 20TH day of JUNE, 1996, by the following vote:

	AYE	NAY
Councilman Terry Wm. Lange	<u>X</u>	_____
Councilman Robert Giles	<u>X</u>	_____
Councilman Bob Morris	<u>X</u>	_____
Councilman Harris Parcell	_____	_____ <i>ABSENT</i>
Councilman H. John Rogers	<u>X</u>	_____

APPROVED:

Scott W. Wright

Mayor Scott W. Wright

ATTEST:

Mark X. Anderson

RECORDER
(Seal)

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