

ORDINANCE NO. 2020-14

**AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING
HIGHLAND CITY DEVELOPMENT CODE IN SEVERAL SECTIONS AS
SHOWN IN FILENAME TA-20-10.**

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the “Commission”) and the Highland City Council (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Commission held a public hearing on this Ordinance on April 28, 2020 and

WHEREAS, the City Council held a public hearing on this Ordinance on May 19, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. AMENDMENT “3-4110 Large Animal Shelter” of the Highland Development Code is hereby *amended* as follows:

Amended 3-4110 Large Animal Shelter

~~Is any structure for the purpose of sheltering large animals which may also be used for storing hay and farm equipment in addition to large animals. Any detached structure requiring a foundation shall be considered an accessory structure and shall be subject to Section 3-4109/3-4259. A large animal shelter is a minimum of 50% open on one side. Large animal shelters do not need a building permit, but are required to meet minimum setback requirements as follows: A large animal shelter shall be a minimum of 100' from an adjacent residential dwelling unit; 75' from the owner's residential structure; 10' from a side or rear property line; 30' from any street; and 10' from a trail easement. A large animal shelter shall not be constructed within an easement. A large animal shelter shall be one of the following architectural elevations or similar construction.~~

Large Animal Shelter is any structure for the purpose of sheltering large animals which may also be used for storing hay and farm equipment in addition to large animals. Any Large Animal shelter shall be subject to the following requirements:

- 1) A large animal shelter shall require a building permit, except pole barns not attached to a permanent foundation. Large animal shelters that require a building permit:
 - a. Greater than 200 square feet; or
 - b. That is attached to a permanent footings or foundation as defined by building code.
- 2) Setbacks. All large animal shelters shall comply with the following setbacks:
 - a. Minimum of hundred feet (100') from an adjacent residential dwelling unit.
 - b. Minimum of seventy-five feet (75') from the owner's residential structure. Excluding any detached accessory structure.
 - c. Minimum of ten feet (10') from a side or rear property line.

- d. Minimum of thirty feet (30') from any street.
 - e. Minimum of thirty feet (30') or consistent with the primary dwelling, whichever is less.
 - f. Minimum of ten feet (10') from a trail easement. All large animal shelters shall not be constructed within any easement.
- 3) Height. No large animal shelter shall be erected to a height greater than twenty-five feet (25') from grade.
 - 4) Open Design. A large animal shelter is a minimum of 50% open on the longest side of one side.
 - 5) Materials. A large animal shelter shall be one of the following architectural elevations or similar construction.

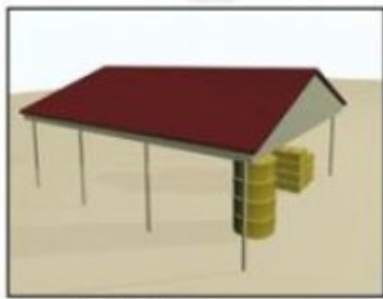


Figure 1: Pole Barn

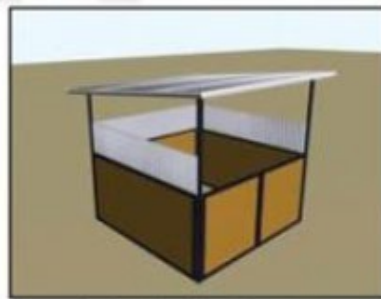


Figure 2: Powder River Type



Figure 3: Shelter, Tack Shed: Kirby Type

SECTION 2. Section 3-4210 Large Animal Shelter of the Highland Development Code is hereby *amended* as follows:

Amended Section 3-4210 Large Animal Shelter

~~Is any structure for the purpose of sheltering large animals which may also be used for storing hay and farm equipment in addition to large animals. Any detached structure requiring a foundation shall be considered an accessory structure and shall be subject to Section 3-4109/3-4259. A large animal shelter is a minimum of 50% open on one side. Large animal shelters do not need a building permit, but are required to meet minimum setback requirements as follows: A large animal shelter shall be a minimum of 100' from an adjacent residential dwelling unit; 75' from the owner's residential structure; 10' from a side or rear property line; 30' from any street; and 10' from a trail easement. A large animal shelter shall not be constructed within an easement. A large animal shelter shall be one of the following architectural elevations or similar construction.~~

Large animal shelter subject to Section 3-4110.

SECTION 3. Section 3-4260 Large Animal Shelter of the Highland Development Code is hereby *amended* as follows:

Amended Section 3-4260 Large Animal Shelter

~~Is any structure for the purpose of sheltering large animals which may also be used for storing hay and farm equipment in addition to large animals. Any detached structure requiring a foundation shall be considered an accessory structure and shall be subject to Section 3-4109/3-4259. A large animal shelter is a minimum of 50% open on one side. Large animal shelters do not need a building permit, but are required to meet minimum setback requirements as follows: A large animal shelter shall be a minimum of 100' from an adjacent residential dwelling unit; 75' from the owner's residential structure; 10' from a side or rear property line; 30' from any street; and 10' from a trail easement. A large~~

~~animal shelter shall not be constructed within an easement. A large animal shelter shall be one of the following architectural elevations or similar construction.~~

Large animal shelter subject to Section 3-4110.

SECTION 4. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

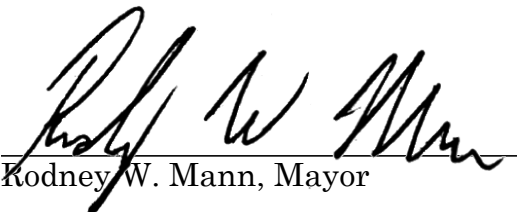
SECTION 5: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 6: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7: EFFECTIVE DATE This Ordinance shall be in full force and effect from May 19, 2020 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, May 19, 2020

HIGHLAND CITY, UTAH


Rodney W. Mann, Mayor

ATTEST:


Stephanie Cottle, City Recorder



COUNCILMEMBER	YES	NO
Timothy A. Ball	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brittney P. Bills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kurt Ostler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kim Rodela	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott L. Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>