ORDINANCE NO. 16-99

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY *(votes only in case of tie)*		
SHERMAN E. HUFF *Councilmember*	X	
LILLIAN J. SHEPHERD *Councilmember*	X	
THORA L. SHAW *Councilmember*	X	
CLYDE A. SWENSON *Councilmember*	X	
EVERETT KELEPOLO *Councilmember*	X	

I MOVE this ordinance be adopted: Councilmember Huff
I SECOND the foregoing motion: Councilmember Shepherd

ORDINANCE 16-99

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF THE ZONING ORDINANCE

WHEREAS, Spanish Fork City had adopted a Zoning Ordinance in order to protect land values and for the benefit of its residents; and

WHEREAS, amendments are necessary from time to time in order to remain current with changing technologies and to meet the goals of the zoning ordinance; and

WHEREAS, the growth of the commercial areas of the City dictate changes in the signage requirements of the zoning ordinance; and

WHEREAS, flag lot requirements of the zoning ordinance need to be amended to protect

adjoining property owners by allowing only a single residence on a flag lot; and

WHEREAS, the fencing requirements need to be amended to provide clear vision areas where needed; and

WHEREAS, the accessory building requirements need to be amended to meet the needs of the City; and

WHEREAS, a public hearing was held before the Spanish Fork City Planning Commission on the 3rd day of November, 1999, wherein public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 7th day of December, 1999, wherein public comment was received; and

WHEREAS, these changes to the zoning ordinance are necessary in order to protect the health, safety and welfare of the residents of the City;

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as follows:

I.

Section 17.08.020. Definitions is hereby amended by adding the following definitions:

Flag lot: A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage.

Lot Line:

A. **Front:** The lot line adjacent to a street, except as follows:

1. Corner Lot. The front shall be the direction in which the front door on the principal building faces and the other shall be the corner side lot line.
2. Through or Double Frontage Lot. The lot line which is obviously the front by reason of the prevailing custom of the other buildings on the block. The other street frontage shall be a rear lot line. Where such property line is not obviously evident, the City Planner shall determine the front property line.

B. **Rear:** The lot line most nearly opposite the front property line or, if the front

property is a curved line, to a line tangent to the front property line at its midpoint.

C. **Side:** Those other lot lines not defined as a front or rear lot line.

Sign, Monument: A freestanding sign whose sign face extends to the ground or to a base.

Sign, Pole or pylon: A freestanding sign other than a monument sign, erected and maintained on a mast(s)or pole(s) and not attached to any building.

II.

Section 17.20.020 (E), Residential Development Standards Table, footnote 2 is hereby amended to read as follows:

> "Flag" lots are allowed in the Original Plats A & B of the Spanish Fork City Survey of building lots, with the panhandle section having a minimum paved driveway width including curb and gutter of 20 feet, approved fire turnaround, with 6" concrete curbing or other approved method of handling drainage. No more than one dwelling unit per flag lot is allowed, with a minimum lot size of 8,000 square feet. The panhandle section shall not be included when calculating the minimum lot area.

III.

Section 17.28.010. Signs is hereby amended to read as follows: (repealed/reenacted -sign ord)

Chapter 17.28. General Development Standards.

17.28.010. Signs.

A. Purpose:

The purpose of this section is to regulate the number, type, location, physical dimensions, and design of signs in order to protect the public interest and achieve community objectives as follows:

1. To balance public and private objectives by allowing adequate signage for business identification;
2. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage which may be caused by cluttered, distracting, and illegible signage;
3. To prevent property damage and personal injury resulting from signs which are improperly constructed or poorly maintained;
4. To promote the use of signs which are well designed, of appropriate scale, and integrated with surrounding buildings and landscape in order to meet the city's desire for quality development.

B. General Provisions:

1. All signs shall comply with the city's Clear Vision Area requirements of the Engineering Development Standards.
2. All signs shall be structurally designed, constructed, and maintained in accordance with all applicable provisions of the Uniform Building Code.
3. Signs shall not be located in a manner which interferes with pedestrian travel or poses a hazard to pedestrians.
4. All signs and sign structures shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create a visual blight. If the Building Official/City Planner determines any sign or sign structure to be in an unsafe or unsightly condition, he/she shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours. If the correction has not been made within forty-eight (48) hours, the Building Official/City Planner may have the sign removed if it creates a danger to the public safety or welfare, or have any necessary repairs or maintenance performed at the expense of the sign owner, or owner or lessee of the property upon which the sign is located.
5. Signs may be illuminated or non-illuminated, unless otherwise restricted herein. The source of the sign's illumination shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements.
6. Freestanding signs shall be incorporated within a landscaped planter area of at least twenty-five (25) square feet.
7. Sign area shall be measured as follows:
   a. Sign copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy shall be measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.
   b. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.
   c. For multi-face signs, only the largest single face shall be counted as the area.
8. Sign height shall be measured as follows:
   a. Pole or pylon sign(s): The height shall be the vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or crown of the roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.
   b. Monument signs must have at least a one (1) foot high pedestal, and the illuminated cabinet may not exceed five (5) feet in height for a total of six (6) feet. The height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming/landscaping may not exceed nine (9) feet unless specifically

authorized herein.

c. Wall, fascia, mansard, and parapet mounted signs: The height shall be the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located.

9. The maximum height for freestanding signs are as follows:

a.	Pole or pylon signs	25 feet except for parcels contiguous to I-15 which the signs may be 35 feet in height.
b.	Monument signs	6 feet not including berming/landscaping
c.	Other freestanding signs	25 feet

10. Freestanding signs (pole, pylon and monument) are allowed for any size parcel provided that the parcel has 50 lineal feet of street frontage.

11. Monument sign area is determined by the following formula: thirty (30) square feet plus one (1) square foot per one (1) lineal foot of street frontage over 50 feet, maximum size is 80 square feet unless specifically authorized herein.

12. Reader boards and electronic message centers may be allowed, however, devices shall not exceed 50 percent of the total freestanding sign area.

13. Wall signs should be the primary form of identification for business uses in the City. Each business is entitled to one wall sign if the following criteria are met:

a The sign may not occupy more that 15 percent of the front flat wall area.

b ~~a.~~ The 15 percent may be divided into more than one sign.

c ~~b.~~ Secondary wall signs may be approved by the city planner if the sign does not exceed 5 percent of that wall.

14. Signs in planned commercial centers that are one (1) and up to five (5) acres in size allow the following:

a. One (1) primary multi-tenant freestanding pole or pylon sign per project may have a total of 160 square feet.

b. Planned centers with two (2) or more street frontages over 100 feet are allowed one (1) sign on each street frontage. The signs must be separated by at least 100 feet as measured in a straight line between the signs. The second sign must be a monument sign not to exceed 48 square feet.

c. A freestanding building located within a planned center may request a monument sign up to 30 square feet provided that the freestanding building lot is contiguous to a major arterial street and has at least fifty (50) feet of street frontage. The sign must be in architectural harmony with the signage within the project and not be within 50 feet of any other freestanding sign within the development.

d. Planned commercial developments must have a sign theme and plans must be submitted for the overall placement and design for the development.

15. Signs in planned commercial centers that are over five (5) and up to ten (10) acres in size allow the following:

a. One (1) primary multi-tenant freestanding pole or pylon sign per project may have a total of 180 square feet, an additional primary multi-tenant freestanding sign may be approved if the project has over 500 feet of frontage. The additional sign must be approved by the Development Review

Committee and the signs must be a minimum of 300 feet apart.

b. Planned centers with two (2) or more street frontages over 100 feet are allowed one (1) monument sign on each street frontage. The signs must be separated by at least 100 feet as measured in a straight line between the signs. The monument sign can not exceed 48 square feet in size.

c. A freestanding building located within a planned center may request a monument sign up to 30 square feet provided that the freestanding building lot is contiguous to a major arterial street and has at least fifty (50) feet of street frontage. The sign must be in architectural harmony with the signage within the project and be 50 feet from any other sign within the development.

d. Planned commercial developments must have a sign theme and plans must be submitted for the overall placement and design for the development.

16. Signs in planned commercial centers that are ten (10) or more acres in size allow the following:

a. One (1) primary freestanding pole or pylon multi-tenant sign is permitted per project. An additional primary multi-tenant freestanding sign(s) may be approved if the project has over 700 feet of frontage. The additional sign(s) must be approved by the Development Review Committee and be a minimum of 500 feet from any other primary freestanding sign. Freestanding sign(s) must meet the following:

i. 10 to 39 acres may have up to 200 square feet of signage.

ii. 40 to 69 acres may have up to 260 square feet of signage.

iii. 70 and over acres may have up to 320 square feet of signage.

b. Planned centers with two (2) or more street frontages over 100 feet are allowed one (1) monument sign on each street frontage not to exceed 48 square feet in size. The signs must be separated by at least 100 feet as measured in a straight line between any freestanding signs for the development.

c. A freestanding building located within a planned center may request a monument sign up to 30 square feet in size provided that the freestanding building lot is contiguous to a major arterial street and has at least fifty (50) feet of street frontage. The sign must be in architectural harmony with the signage within the project and not within 50 feet of any other signs for the project.

d. Planned commercial developments must have a sign theme and plans must be submitted for the overall placement and design for the development.

C. Prohibited Signs:

Any sign not specifically listed as permitted by this ordinance is prohibited, including, but not limited to the following:

1. Signs located within, or projecting over any public street, right-of-way, or other public property except shingle signs as provided in Section D(3a). The City or other governmental entities may install signs on their own property to identify public buildings and uses and to provide necessary traffic control.

2. Roof signs, except those in the C-2 commercial zone, which must meet the following criteria:
   a. Located below the peak of the roof; not permitted on a flat roof
   b. Located on the side or back of the building
   c. Non-illuminated
   d. Under five (5) percent of the flat wall area for that side of the building
   e. No secondary wall sign shall be permitted
   f. No parcels over 2 acres in size or planned commercial centers over 1 acre shall be permitted a roof sign.
3. Projecting signs.
4. Any sign which interferes with or confuses traffic, or presents a traffic hazard.
5. Signs emitting sound, except for approved drive-up menu boards as provided for in Section D(3d).
6. Signs with intermittent or flashing illumination and animated or moving signs, except for time and temperature signs and electronic message boards.
7. Awning mounted signs, unless painted directly on the face of the awning.
8. Signs mounted, attached, or painted on trailers, boats, or motor vehicles when parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.
9. Pennants, banners, balloons, flags, and similar displays except as provided in Section E(3).
10. Temporary signs which advertise a business, commodity, service, entertainment, product, or attraction, except as permitted in Section E.
11. Reader panel and electronic message signs that are portable, exceed 50 percent of a permanent sign, unless specifically authorized herein.
12. Portable signs except as provided in Section E.
13. Signs which extend below the bottom edge of a fascia board or mansard roof.
14. Off-premise signs except as allowed herein.

D. Permitted Permanent Signs:

1. Agriculture, Residential, and Residential Office Districts.
   a. All signs must meet the general provisions section and the additional requirements listed below.
   b. General:
      i. Monument signs shall not exceed a height of five (5) feet, measured from the top of the pedestal.
      ii. Wall signs shall not exceed a height of fifteen (15) feet measured from the base of the wall.
   c. Identification Signs:
      i. Residence signs: One (1) or more wall signs not to exceed a total aggregate area of three (3) square feet which may include the name of the residence, the name of the occupant, and the street address.
      ii. Nonresidential uses:
         - The maximum aggregate area of all identification signs shall be forty-eight (48) square feet.

- One (1) monument sign not to exceed twenty-four (24) square feet except for churches who may use up to forty-eight (48) square feet.

d. Reader panel signs:
   i. Churches may use up to one-half (½) of the allowed monument sign area for a reader panel.
   ii. Public and private schools may have one (1) freestanding reader panel sign not to exceed thirty-two (32) square feet in area and fourteen (14) feet in height.

e. Temporary signs in accordance with Section E.

2. Commercial Office and Business Park Districts:
   a. All signs must meet the general provisions section and the additional requirements listed below.
   b. Wall, fascia, mansard, and parapet identification signs:
      i. The maximum sign area permitted for each business is fifteen percent (15%) of the flat wall area or forty-eight (48) square feet which ever is greater.
   c. Freestanding identification signs:
      i. One (1) monument sign shall be permitted per project, except on parcels with two (2) or more street frontages over 100 feet are allowed one (1) monument sign per frontage. The signs must be separated by at least 100 feet as measured in a straight line between the signs.
      ii. The maximum monument sign area is forty-eight (48) square feet.
   c. Reader panel signs:
      i. Churches may use up to one-half (½) of the allowed monument sign area for a reader panel.
   d. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or a height of three (3) feet.
   e. Directory signs when required to identify the location of the various buildings or offices located within the project not to exceed eighteen (18) square feet and a maximum height of six (6) feet.
   f. Temporary signs in accordance with Section E.

3. Commercial Districts:
   a. All signs must meet the general provisions section and the additional requirements listed below.
   b. Wall, fascia, mansard, parapet, awning, and shingle identification signs:
      i. Are allowed only on the exterior elevation of the space occupied by the business, or, for shingle signs, immediately adjacent to the business it identifies.
      ii. The maximum sign area permitted for each business is fifteen percent (15%) of the flat wall area.
      iii. The maximum aggregate wall sign area is 300 square feet.
      iv. The minimum clearance between the bottom of a shingle sign and the nearest grade or sidewalk is eight (8) feet.

c. Freestanding identification signs not part of a planned commercial center:
   i. One (1) freestanding sign shall be permitted per project, or on parcels with multiple street frontages, one (1) monument sign may be permitted for each street if the frontage adjacent to the site is at least 100 feet and the signs are over 100 feet apart.
   ii. The maximum area for a pole or pylon sign sign is eighty (80) square feet on parcels up to ten (10) acres and 120 square feet for parcels over ten (10) acres.
d. Reader panel signs:
   i. Churches may use up to one-half (½) of the allowed monument sign area for a reader panel.
   ii. Automotive service stations may use up to twenty-four (24) square feet of the allowed freestanding sign area for a reader panel only to identify the current price of fuel being sold.
e. Menu boards for drive-thru restaurants:
   i. One (1) preview menu board and one (1) ordering menu board is allowed per business. Such signs may be freestanding or wall mounted.
   ii. The maximum aggregate area for a preview and an ordering menu board shall not exceed twenty-four (24) square feet with a maximum height of six (6) feet.
f. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or three (3) feet in height.
g. Directory signs when required to identify the location of the various buildings or offices located within the project not to exceed eighteen (18) square feet and a maximum height of six (6) feet.
h. Temporary signs in accordance with Section E.
i. No freestanding signs are allowed in the C-D zoning district.

5. Industrial Districts:
   a. All signs must meet the general provisions section and the additional requirements listed below.
   b. Wall, fascia, mansard, and parapet identification signs:
      i. Are allowed only on the exterior elevation of the space occupied by the business.
      ii. The maximum sign area permitted for each business is fifteen percent (15%) of the flat wall area.
      iii. The maximum aggregate wall sign area is 300 square feet.
   c. Freestanding identification signs:
      i. One (1) monument sign shall be permitted per project, or on parcels with multiple street frontages, one (1) monument sign may be permitted for each street if the frontage adjacent to the site is at least 100 feet and the signs are over 100 feet apart.
      ii. For developments that are considered as planned industrial centers (over 25 acres in size and have multi-tenant signs) the Planning Commission may increase the size and height of the monument sign.

d. Reader panel signs:

i. Automotive service stations may use up to twenty-four (24) square feet of the allowed freestanding sign area for a reader panel only to identify the current price of fuel being sold.

e. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or three (3) feet in height.

f. Directory signs when required to identify the location of the various buildings or offices located within the project not to exceed eighteen (18) square feet and a maximum height of six (6) feet.

g. Temporary signs in accordance with Section E.

E. Permitted Temporary Signs:

1. Sale, lease, or rent signs.

Signs shall be non-illuminated, with one (1) sign permitted for each street frontage, with a maximum of two (2) signs per parcel or building.

a. Agricultural, Residential, and Residence Office Districts:

i. Vacant land: Less than five (5) acres, each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet. Five (5) acres or more, each sign shall have a maximum area of thirty-two (32) square feet, and a maximum height of eight (8) feet.

ii. Buildings: Each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet.

b. Commercial Office, Commercial, and Industrial Districts:

i. Vacant land: Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.

ii. Buildings: Each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet.

2. Off-site open house or other directional signs.

a. A maximum of two (2) signs is permitted for each open house or directional sign for the sale of property.

b. Each sign shall have a maximum area of six (6) square feet and a maximum height of three (3) feet.

c. Signs must be placed on private property and with the permission of the owner or lessee of the property.

3. Subdivision Advertising Signs.

a. One (1) sign is permitted at each major entry with a maximum of four (4) signs per subdivision.

b. Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.

c. No sign permit shall be issued until a final plat has been recorded.

d. Such signs may be maintained until ninety percent (90%) of the lots in the subdivision are sold or the sales office closes, whichever occurs first.

4. Special Events, Seasonal Sales, Grand Openings.

a. These displays may be used to advertise grand openings, a change of business

ownership, special sales, seasonal sales, new products or services, and other similar promotions.

b. These displays may include such displays as pennants, banners, flags, inflatable structures, search lights, character or product likeness, and other similar attention attracting media and devices.

c. Such displays shall be allowed for a maximum of ten (10) consecutive days no more than four (4) times per year except Christmas tree sales lots which may have signage from Thanksgiving to December 31.

d. Grand opening displays are allowed for thirty (30) consecutive days. The grand opening display requires a new business, change in business name, or new management.

e. There shall be a minimum of thirty (30) days between each display.

f. Holiday periods. A business may advertise a special service, product or sale during the following holiday periods. One banner sign only is allowed during these periods. The sign must be mounted on the building. The sign must be removed by the end of the first working day after the holiday period ends.

President's Day - February for 5 days
Easter - March or April for 5 days
Memorial Day - May for 5 days
July 4th for 5 days
July 24th for 5 days
Labor Day - September for 5 days
Thanksgiving - November for 7 days
December 15th to Jan. 2 for 21 days

5. Construction and Development Signs.

a. One (1) non-illuminated sign is allowed on a construction site with a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.

b. The sign may identify the name of the project, the names of the developer, contractor, architect, subcontractor, and financier of the project, and the projected completion date.

c. The sign may only be installed after building permits have been issued for the project.

d. The sign shall be removed prior to the issuance of a Certificate of Occupancy for the project.

6. Window Signs.

a. May be used for business identification and advertising of any service, product, person, business, place or activity on the premises.

7. Non-commercial Signs including political signs.

a. In agricultural, residential, and residence office districts such signs shall have a maximum area of six (6) square feet and a maximum height of five (5) feet.

b. In commercial office, commercial, and industrial districts such signs shall have a maximum are of thirty-two (32) square feet and maximum height of eight (8) feet.

c. Political signs advocating a position for a specific candidate or measure shall be removed within ten (10) days following the appropriate election.

F. Billboards.

Billboards are permitted in the following locations, subject to the following restrictions:

1. Permitted in Industrial Districts only.

2. Must be within 100 feet of I-15 or US Highway 6.
3. Must be at least 1,000 feet from any other billboard on the same side of the highway.
4. Must be at least 400 feet from any residential district.
5. Cannot exceed a height of fifty (50) feet, or twenty-five (25) feet above roadway grade level, whichever is less.
6. May be double-faced or back-to-back if the separation of panels does not exceed five (5) feet.
7. Each side may have a sign area not to exceed 675 square feet.
8. Footing and structure details must be furnished to the City Building Official prior to issuance of a building permit.

G. Nonconforming Signs.

Nonconforming signs shall be removed or brought into conformance with this ordinance when:

1. More than fifty percent (50%) of the reproduction cost of the sign or sign structure has been damaged or destroyed, or has deteriorated to such an extent that the cost of repairs exceeds fifty percent (50%) of the reproduction cost of the sign or sign structure.
2. The property undergoes development or redevelopment in accordance with the Design Review section of this ordinance.
3. There is a change in the business name.

H. Exempt Signs.

1. Traffic signs or barricades erected or maintained by a governmental entity.
2. Signs not visible beyond the boundaries of the property upon which they are located shall be exempt from the provisions of this Section, except those public safety provisions contained in Chapter 17.28.010(B).

I. Permits and Fees.

1. Building and sign permits shall be obtained prior to erecting, placing, constructing, altering, or on any sign except:
   a. The following temporary signs:
      i. Non-commercial signs.
      ii. Sale, lease, or rent signs.
      iii. Political signs.
      iv. Window signs.
      v. Open house direction signs.
   b. Residence and commercial farm or ranch identification signs.
   c. Change of copy on reader panel signs or copy on any billboard.
2. The permit fees shall be in the amount established by City Council resolution.
3. An application for a sign permit shall be made in writing on forms provided by the Engineering Department. The following information will be required on all sign permit applications:
   a. Address of the property.
   b. Business name.
   c. Business owner's name, address, and telephone number.
   d. Sign contractor's name, address, and telephone number.
   e. Valuation of the sign(s).
   f. Inventory of all existing signs on the property showing the type, dimensions, and location of each sign.
   g. Fully dimensioned plans and elevations showing the dimensions, design copy, and location of each proposed sign.

h. Plans indicating the scope and structural detail of the work to be done; including details of all connections, supports, footings, and materials.
i. Required information for an electrical permit for all electric signs.
j. Color, material, and letter samples when the sign is subject to design review.

IV.

Section 17.28.020 (C) is hereby amended by adding the following uses to the table:

17.28.020. Off-Street Parking.
C. Parking Requirements by Use

Auto Repair, Major	1:100 sq. ft.
Auto Repair, Minor	1:300 sq. ft.
Automobile service station	1:200 sq. ft.
Retirement/Senior Housing/Nursing Home	1: per employee on highest shift plus .4:unit.
Storage building/space	.5 per 1,000 sq. ft. of storage space

V.

Section 17.28.030 (F) is hereby amended to read as follows:

17.28.030. Landscaping, Buffering, Walls, and Fences.
F. General Fencing Requirements:

1. The maximum height of a fence is six (6) feet in all zoning districts; pillars are not to exceed 6 ½ feet. The City Council may waive the height requirement at their sole discretion.
2. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
3. Barbed wire fencing is allowed in A-E, R-R, I-1, and I-2 districts.
4. Razor wire, and other similar type fencing is allowed in C-2, I-1, and I-2 districts when located above a height of six (6) feet, subject to Design Review approval. Additional screening of any such fence with plant materials may be required.
5. Corner lots must maintain a second clear vision area with twenty (20) foot sides where the rear of a corner lot adjoins an interior lot. If the interior lot is already developed and has no existing driveway within ten (10) feet of the property line adjoining the corner lot the city planner can waive the second clear vision requirement.

VI.

Section 17.28.040. (A) is hereby amended to read as follows:

17.28.040. Accessory Buildings and Uses.

A. Accessory Buildings, Satellite Earth Stations:

All detached buildings, structures, or satellite earth stations must be located behind the front wall plane of the principal structure. Accessory buildings, structures, or satellite earth stations must also meet the following additional regulations:

1. Buildings, structures, or satellite earth stations **not** over seven (7) feet in height or over 120 square feet in area must meet the following requirements:
   a. must be located behind the front wall plane of the principal structure
   b. be a minimum of one (1) foot from property lines
   c. be a minimum of six (6) feet from the principal building
   d. meet fire and building code requirements.
2. Buildings, structures, or satellite earth stations **over** 120 square feet in area must meet the following requirements:
   a. Over seven (7) feet and up to eight (8) feet in height from the finish grade must have a minimum of three (3) feet to a side or rear property line.
   b. Over eight (8) feet and up to nine (9) feet in height from the finish grade must have a minimum of five (5) feet to a side or rear property line.
   c. Over nine (9) feet and up to ten (10) feet in height from the finish grade must have a minimum of seven (7) feet to a side or rear property line.
   d. Over ten (10) feet and up to eleven (11) feet in height from the finish grade must have a minimum of nine (9) feet to a side or rear property line.
   e. Over eleven (11) feet and up to fifteen (15) feet in height from the finish grade must have a minimum of ten (10) feet to a side or rear property line.
3. The maximum height for detached buildings, structures, or satellite earth stations shall be fifteen (15) feet to the peak of the roof measured from the finish grade.
4. In the R-R and A-E zoning districts the Development Review Committee may waive the maximum height requirements and impose setback requirements.
5. The minimum front setback for detached garages and other accessory buildings shall conform to the minimum front setback for main buildings and shall be set at least six (6) feet from the main structure.
6. Accessory buildings shall not be located within six (6) feet of any dwelling or main building located upon an adjoining lot.
7. Accessory buildings located between the front and back plane of the home that are over 120 square feet in size must be architecturally compatible with the main building.

(See sketch for example of an accessory building in most residential districts with an eight (8) foot wall height.)

VII.

The City Council of Spanish Fork City hereby finds that it is necessary, in order to protect the health, safety, welfare and well-being of the citizens of Spanish Fork, that this ordinance go into effect immediately upon passage.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 7th day of December, 1999

DALE R. BARNEY, Mayor

ATTEST:

KENT R. CLARK, City Recorder

F:\ORDBOOK\ORD16.99

Proof of Publication

J. Lane Henderson being first duly sworn according to law, disposes and says that he is the Publisher of *T RK PRESS*, a weekly newspaper printed and published at Spanish Fork, Utah general circulation therein; that the Notice, a copy of which is hereto attached, w shed in said paper.

ORDINANCE 16-99

AMENDING VARIOUS PROVISIONS OF THE ZONING ORDINANCE

The Spanish Fork City Council has amended the Zoning Ordinance of the Spanish Fork City Municipal Code. A summary of the ordinance is as follows:

Section 17.08.020. Definitions has been amended by adding the definitions Flag lot; Lot Line; Sign, Monument; and Sign, Pole or pylon

Section 17.20.020 (E), Residential Development Standards Table footnote 2 regarding flag lots is amended.

Section 17.28.010. Signs is amended

Section 17.28.020 (C) Off Street Parking is amended

Section 17.28.030 (F) Landscaping, Buffering, Walls, and Fences is amended.

Section 17.28.040. (A) Accessory Buildings and Uses is amended.

The City Council of Spanish Fork City hereby finds that it is necessary, in order to protect the health, safety, welfare and well-being of the citizens of Spanish Fork, that this ordinance go into effect immediately upon passage.

A complete and full copy of the ordinance is available for inspection at the Spanish Fork City Office, 40 South Main, Spanish Fork.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 7th day of December, 1999.

Published in the Spanish Fork Press January 20, 2000.

for consecutive One weeks,

the first publication on the 20th day

of January 2000

and the last on the 20th day of

January 2000

Subscribed and sworn to before me this 20th day of January 2000

Sara Worthington

Notary Public

SARA WORTHINGTON
NOTARY PUBLIC • STATE of UTAH
6705 SOUTH 4000 WEST
SP.FORK, UT 84660
COMM. EXP. 3-14-2003