

ORDINANCE NO. 11-07

ROLL CALL

| VOTING | YES | NO |
|--|-----|----|
| MAYOR JOE L THOMAS <i>(votes only in case of tie)</i> | | |
| G. WAYNE ANDERSEN <i>Councilmember</i> | X | |
| MATTHEW D. BARBER <i>Councilmember</i> | X | |
| STEVE LEIFSON <i>Councilmember</i> | X | |
| SETH V. SORENSEN <i>Councilmember</i> | X | |
| CHRIS C. WADSWORTH <i>Councilmember</i> | | |

I MOVE this ordinance be adopted: Councilman Seth V. Sorensen

I SECOND the foregoing motion: Councilman Steven M. Leifson

ORDINANCE 11-07

AN ORDINANCE CHANGING THE ACCESSORY BUILDING REQUIREMENTS OF THE ZONING CODE

WHEREAS, Spanish Fork City has adopted a land use title in their municipal code which includes a zoning ordinance; and

WHEREAS, the zoning ordinance regulates set backs for accessory buildings; and

WHEREAS, the current requirements make for an inefficient use of space, creating potential weed patches and areas which collect various kinds of debris, which situation is not conducive to preserving property values or making for aesthetic neighborhoods; and

WHEREAS, amending the set back requirements for accessory buildings of small stature will help protect property values, make more efficient use of yards and will not create a detriment to

neighboring properties; and

WHEREAS, the Planning Commission reviewed the issue and held a public hearing on Wednesday the 7th day of February, 2007 where public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday the 20th day of February, 2007 where public comment was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, it is appropriate to amend the accessory building set back requirements;

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

I.

Spanish Fork City Municipal Code Section 15.3.24.090(A) sub-paragraphs(1) and (5) are hereby amended as follows:

15.3.24.090 Supplementary Regulations.

A. Accessory Buildings, Structures, or 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 under 200 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 three (3) feet from property lines; structures with a wall height of 8 feet or less and a maximum height of 12 feet may be

located on property lines so long as the structure does not drain onto neighboring properties

- c. be a minimum of six (6) feet from the principal building
 - d. meet fire and building code requirements.
5. Accessory buildings shall not be located within six (6) feet of any dwelling located upon an adjoining lot.

II.

This Ordinance shall take effect 20 days after passage and publication.

DATED this 20th day of February, 2007.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 20th day of February, 2007.

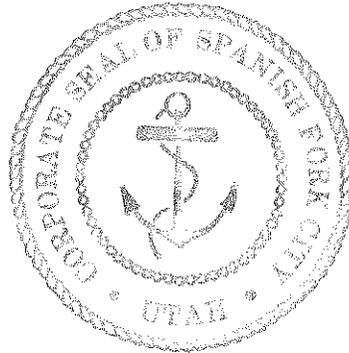


JOE L. THOMAS, Mayor

ATTEST:



KENT R. CLARK, City Recorder



Proof of Publication

THE SPANISH FORK PRESS, a weekly newspaper printed and published at Spanish Fork, Utah County, Utah and of general circulation therein; that the Notice, a copy of which is hereto attached, was printed and published in said paper

for consecutive 1 weeks,

the first publication on the 19 day

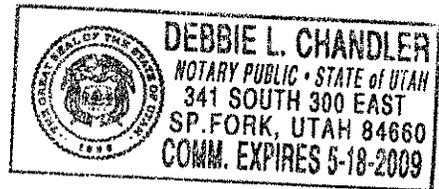
of JULY 2007

And the last on the 19 day

of JULY 2007

Erica Savage

ORDINANCE 11-07 wall plane of the principal structure, d. meet fire and building code requirements.
The Spanish Fork City Council has adopted a land use ordinance regulating set backs for accessory buildings. 15.3.24.090(1) and (5) are amended as follows:
1. Buildings, structures, or satellite earth stations under 200 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 three (3) feet from property lines; structures with a wall height of 8 feet or less and a maximum height of 12 feet may be located on property lines so long as the structure does not drain onto neighboring properties
c. be a minimum of six (6) feet from the principal building
5. Accessory buildings shall not be located within six (6) feet of any dwelling located upon an adjoining lot.
A copy of the full ordinance is available for inspection at the City Offices located at 40 South Main.
Published in the **Spanish Fork Press** on July 19, 2007.



Subscribed and sworn to before me this 19th day of July 2007

Debbie L. Chandler
Notary Public