

**MINUTES OF THE HUNTSVILLE TOWN  
PLANNING COMMISSION MEETING**

**MEETING DATE:** May 26th, 2022  
**PLACE:** Electronic Zoom Meeting with anchor location at Huntsville Library  
 131 S 7400 E, Huntsville Utah  
**TIME:** 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Liz Poulter	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Suzanne Ferree	Alt. Planning Commissioner	Present
Sandy Hunter	TC Liaison	Zoom
Shannon Smith	Town Clerk	Excused
Bill Morris	Town Attorney	Excused

**Citizens: Kevin Anderson, Artie Powell, Richard Sorenson.**

1-Roll call: Chairman Allen welcomed all who are attending the meeting.

2- Discussion and/or action on Ordinance 2022-5-26: An Ordinance Amending 15.1 Allowable Use Table and Title 15.10 Agricultural Zone A-3, (See Attachment #1)

Chairman Allen voiced concerns about the Ordinance being ready at this time. There was a comment from Chairman Allen that TCM Hunter told him that the Ordinance can be tweaked even after the public hearing. There were some concerns with the language about animals on this Ordinance. Beckki clarified that most of the Ordinance was actually taken directly from the current Ordinance and was added to. What was added were parts from the R-1 Zone as the Town would like the A-3 and R-1 Zones to have a similar feel.

PCM Poulter stated at she was comfortable moving this forward knowing that the PC can adjust it in the future as needed. PCM Larsen stated that he would like to go through the Ordinance and get it moved along. PCM Songer stated that he was willing to work through this Ordinance, but he was uncomfortable with the way it was written and presented at the prior meeting. And he would like to address the changes needed.

PCM Poulter questioned PCM Songer about what changes he would like to see. PMC Songer had an issue with the frontage requirement being different between 3 and 5 acre lots. TCM Hunter commented that she had gone through the Ordinance very carefully. Most of what is in the proposed Ordinance is already in the current Ordinance. TCM Hunter commented that in her opinion the Town does not want to eliminate all the animal items from the A-3 Zone as A-3 is for agricultural.

It was clarified that the PC can make changes to this Ordinance after the public hearing. Chairman Allen commented that the PC would like to adjust this Ordinance and make it right. TCM Hunter was concerned with referencing Zones as there could be an issue with consistence in the future.

Beckki commented that as she went through to adjust this Ordinance she found some grey areas that she was able to correct.

Chairman Allen expressed concern about the possibility of Sage development applying for a rezone in the future, and what that would mean for the Town.

Comment from Artie Powell, about frontage on a 3 vs. 5 acer lot. PCM Songer felt there was not need to state a different frontage for 3 vs. 5 acre lots. It discussed whether a ratio could be set on frontage in relation to acreage.

It is also to be noted that the conditional use table addresses uses allowed on larger lots.

**PCM Larsen motioned to recommend approval of Huntsville Town Ordinance 2022-5-26 to the Town Council, considering the amendment to the frontage requirement .** PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

3-Discussion and/or action on Ordinance 2022-5-26-B: An Ordinance Amending 15.1 Allowable Use Table and Title 15.8 Commercial Zone. (See Attachment #2)

Chairman Allen asked for opinions from the PC on this Ordinance. The subject of how the hiring of John Janson to work on the Town Ordinances came about. Kevin Anderson was present to explain his role in recommending Mr. Janson. Mayor Sorensen also commented on the hiring of Mr. Janson.

Beckki explained the process that is involved in the updating of the Town Code. PCM Songer expressed concern with the appearance of any new Commercial buildings. Then the new Commercial Zone Ordinance is decided upon, any new building or remodel will fall under the new regulations.

Fencing regulations were discussed, with comments from Mayor Sorensen. Chairman Allen expressed a desire for Town Code to be agreeable for the long term. It was agreed that the fencing item was too strict and could allow for a few acceptable types that fit in with the feel of downtown Huntsville.

PCM Larsen suggested the following statement to be add, "It is encouraged that Parking lots located to the side shall be buffered with fencing, consistent with other historic fencing in the C-1 Zone. With the addition the sentence regarding where the fence should be located. PCM Poulter suggested that instead of listing what is not allowed, list what is preferred. PC agreed that vinal, chain link, barbed wire or security fences should be listed as NOT allowable.

PCM Songer commented on the siding materials, it was decided that can be discussed another time. Beckki commented on the allowable use table and adding the wordage that what is not on the use table will not be permitted.

**PCM Poulter motioned to recommend approval of Ordinance 2022-5-26-B to the Town Council for the Commercial C-1 Zone, with the adjustments made in this meeting.** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

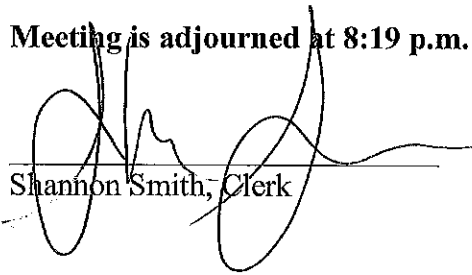
12-Public Comment. There were none.

13-Chairman's Remarks. Chairman Allen thanked all for the discussion.

14-Motion to adjourn.

**PCM Songer made a motion to adjourn the meeting.** PCM Endicott seconded the motion. Hearing no opposition, Motion Passes by acclimation.

**Meeting is adjourned at 8:19 p.m.**

  
Shannon Smith, Clerk

**HUNTSVILLE TOWN  
ORDINANCE 2022-5-26**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH ADDING DEFINITIONS TO TO  
TITLE 15.0; AMENDING 15.1 ALLOWABLE USE TABLE; AMENDING TITLE 15.10  
AGRICULTURAL ZONE A3**

**RECITALS**

**WHEREAS**, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the Town to regulate land use and development;

**WHEREAS**, the Huntsville Town Planning Commission desires to update the use standards for the A-3 zone;

**WHEREAS**, the Huntsville Town Planning Commission desires to establish additional definitions and update the Allowable Use Table;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on May 21, 2022, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on May 26<sup>th</sup>, 2022;

**WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on June 2, 2022, and desires to act on this Ordinance;

**NOW, THEREFORE**, be it ordained by the Huntsville Town Council as follows:

**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Amendment.** The *Huntsville Municipal Code* is hereby amended to read as follows:

15.1 Allowable Use Table

- A. Change “Construction equipment storage” from “not permitted” to “conditional” in the A-3 zone with note that refers to title 15.10.3.E & 15.10.3.F.
- B. Add “Public Utility Substation” as Conditional in the C-1, C-2 and A-3 zone.
- C. Add “Internal ADU’s” as Conditional in the R-1 and A-3 zone with note that refers to title 15.18.

Title 15.10 AGRICULTURAL ZONE A-3

- 15.10.1 Purpose
- 15.10.2 Agriculture Preferred Use
- 15.10.3 Permitted Uses
- 15.10.4 Permitted Uses Requiring Five (5) Acres Minimum Lot Area
- 15.10.5 Conditional Use Standards
- 15.10.6 Single Family Dwellings
- 15.10.7 Permitted Signs
- 15.10.8 Planned Residential Unit Developments (PRUDs)

**15.10.1 Purpose**

The purpose of the A-3 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of animals, and to direct orderly low density residential development in a continuing rural environment. This zone requires a three-acre minimum lot size.

**15.10.2 Agriculture Preferred Use**

Agriculture is the preferred use in this agricultural zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery. No agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

**15.10.3 Permitted Uses**

Refer to Appendix One, Table 15.1 (Allowable Use Table) for all permitted uses in A3 zone.

**15.10.4 Permitted uses Requiring Five (5) Acres Minimum Lot Area**

- A. Farms devoted to hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, or fish..
- B. Fruit and vegetable storage and packing plant for produce grown on premises.
- C. The raising and grazing of horses, cattle, sheep, or goats as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughterhouse shall:
  - a. Not exceed a density of twenty-five (25) head per acre of used and;
  - b. Be carried on during the period of September 15 through April 15 only;
  - c. Be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
- D. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income.

15.10.5      **Conditional Use Standards**

The following are permitted uses with conditions in the A3 zone. Conditional uses must receive approval on a case-by-case basis from the Planning Commission and Town Council after an application is submitted.

- A. Animal hospital, veterinary clinic; dog breeding; dog kennels; or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) from any side or rear property line.
  - 1. Dog breeding and dog kennels on a minimum of three (3) acres, as an accessory use to a single-family dwelling, limited to 10 dogs of more than 10 weeks old. Any building or enclosure for the dogs shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence.
  - 2. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.
  - 3. Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, or fish in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.

- B. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod. Sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.
- C. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses.
- D. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre.
- E. Construction equipment storage: the overnight parking of not more than one vehicle other than an automobile, light truck, or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than three (3) acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.
- F. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten-wheel truck for off-premises contract work by the owner resident of property of not less than five acres in area.
- G. Bed and Breakfast subject to the following standards:
  - 1. Two parking spaces shall be provided for the family plus one space for each guest room. No parking may be located on the public thoroughfare;
  - 2. Proprietor or owner must occupy the dwelling;
  - 3. Meals may only be served to overnight guests;
  - 4. Not more than three (3) guests sleeping rooms per dwelling;
  - 5. Allowed only in existing dwellings with no exterior additions nor change in residential character;
  - 6. Business license must be obtained;

**15.10.6 Single Family Dwellings**

**A. Use Regulations for Single Family Dwellings**

- 1. Only one single-family dwelling is allowed on an approved R-1 building lot.

2. No single-family dwelling or a portion thereof, shall be rented for a term less than 30 days.
3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.
4. No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period.
5. Temporary building for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing residence is used as a temporary residence during construction of a new residence, upon issuance of the occupation permit for the new residence, the old residence must be removed within thirty (30) days.
6. Home occupations as regulated under Title 15.18.
7. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.
8. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) residence, except as outlined in number five (5) above.

## **B. Area Regulations**

The minimum lot area for a single-family dwelling shall be not less than three (3) acres.

## **C. Frontage Regulations**

1. The minimum width of a lot, for a single-family dwelling, along the street frontage shall be one hundred thirty (130) feet on a three (3) acre lot or three hundred feet (300) on a five (5) acre lot. Where the lot frontage is on a cul-de-sac, the 130-foot width requirement shall be along the front property boundary line running from one radial property side boundary to the other and measured perpendicular to the circumference of the set back of 30 feet of the cul-de-sac. Alleys shall not be considered street frontage unless the Town Designates it as such where no other street frontage is available.



2. The frontage requirement minimum is one hundred twenty (120) feet on a three (3) acre lot or two hundred ninety feet (290) on a five (5) acre lot when an alleyway is the only reason for not being able to provide on hundred thirty (130) feet or three hundred (300) feet of frontage. .
3. Transverse lot splitting will not be allowed if the frontage requirements stated in items 1 and 2 are not met for the newly formed lots.
4. Primary vehicular access to the lot shall be from the frontage, unless lot is on corner of two public streets. If so, vehicular access can be from either street. If vehicular access on a corner lot is not designated as the frontage, the driveway or garage set-back should be no less than 20 feet from the property line and the frontage set-back no less than 30 feet from the property line. Primary vehicular access is defined as the access used to access the residence the majority of the time.
5. Primary vehicular access to lot must be identified on submitted site plan.

**D. Every Dwelling is to be on a “Lot”**

Every dwelling shall be located and maintained on a “lot” as defined in this ordinance; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by Huntsville Town. No building may be located upon any area on the lot covered by an easement.

**E. Front, Side and Rear Yard and Height Regulations**

1. The minimum depth of the front yard for the dwelling and for private garages shall be thirty (30) feet from the property line.
2. No obstruction to view in excess of two (2) feet in height shall be placed or permitted to remain on any corner lot within a triangular area formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.
3. The minimum side yard for any dwelling, private garage or accessory building shall be ten (10) feet. Measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out 18 inches or less.

boundaries of any natural waterway or watercourse as determined by the Huntsville Town Engineer wherein no buildings or structures shall be constructed, or land subdivided. Where buildings are to be constructed within fifty (50) feet of the exterior boundaries of a flood channel existing at the effective date of this ordinance, adequate measures must be taken as determined by the Appeal authority so as to protect the building or structure from damage due to floods and so as not to increase the hazard to surrounding lands and buildings.

3. The required yard space shall be kept free of debris, refuse, or other inflammable material which may constitute a fire hazard, as further defined in the Huntsville Town Nuisance Title.
4. The requirements of this Title as to minimum building site area shall not be construed to prevent the use for a single-family dwelling of any lot or parcel of land in the event that such lot or parcel of land is held in separate ownership at the time this ordinance becomes effective.
5. No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this ordinance, shall be considered as providing a yard or open space on a lot whereon a building is to be erected or established.
6. No space needed to meet the width, yard, area, coverage, parking, or other requirements of this ordinance for a lot or building may be sold or leased away from such lot or building.
7. No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot.

#### **H. Swimming Pools**

A family swimming pool shall be permitted in the side or rear yard of a dwelling as an accessory use, only under the following conditions:

1. The location of such family swimming pool or accessory machinery shall not be less than ten feet from the dwelling's property boundaries. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard setback for an accessory building.

4. Where the rear of a residential lot abuts the side of an adjoining residential lot, the minimum side yard for any dwelling shall be ten (10) feet. The minimum side yard for a private garage or accessory building shall not be less than ten (10) feet.
5. Where the side of a residential lot abuts an alley, the minimum side yard for any residence will be ten (10) feet from the alley boundary. The minimum side yard for a garage or accessory building that abuts an alley will be one (1) foot measured from the alley boundary.
6. For setbacks where the boundary is a natural stream or river corridor see the Huntsville Town Sensitive Lands Title 15.15.
7. No building shall be erected to a height greater than two and one-half (2-1/2) stories or thirty-five (35) feet.
8. No dwelling shall be erected to a height of less than one (1) story above ground.
9. No building which is accessory to a single-family dwelling shall be erected to a height greater than thirty-five (35) feet.
10. Building, Height of: the vertical distance from the average of the highest natural grade and the lowest natural grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of the ridge of a pitch or hip roof.

#### **F. Coverage Regulations**

1. No single building shall cover more than twenty-five (25) percent of the area of the lot or parcel upon which it resides.
2. No group of buildings (including dwellings and accessory structures), in aggregate, shall cover more than thirty-five (35) percent of the area of the lot or parcel upon which they reside.

#### **G. Special Provisions**

1. Public health requirements concerning domestic water supply and sewage disposal shall comply with State and Weber/Morgan County requirements. A septic tank certificate of design approval from the Weber/Morgan County Health Department shall be required in all applications for a building permit.
2. No building or structure shall be constructed within the boundaries of any public reservoir as determined by the public agency having jurisdiction or within the

2. An outdoor family swimming pool shall be completely enclosed by a substantial fence of not less than six feet in height or a power safety cover meeting the requirements of the International Building Codes. Lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from adjoining premises. A “substantial fence” means any fence that will not allow normal passage by any person except through an otherwise locked gate.

**15.16.7 Permitted Signs**

The height, size, and location of permitted Commercial signs shall be in accordance with the regulations set forth in the Huntsville Town Signs Title 15.21

**15.16.8 Planned Residential Unit Developments (PRUDS)**

Planned Residential Unit Developments (PRUDS) are not allowed in the A3 zone.

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this 2<sup>nd</sup> day of June, 2022.

\_\_\_\_\_  
RICHARD L SORENSEN, Mayor

ATTEST:

\_\_\_\_\_  
BECKKI ENDICOTT, Town Clerk

RECORDED this 2<sup>nd</sup> day of June, 2022.

POSTED this 2<sup>nd</sup> day of June, 2022.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that foregoing Ordinance was duly passed and posted at 1) Huntsville Town Hall and 2) [www.pmn.org](http://www.pmn.org) on the above referenced dates.

DATE: 6/2/22

\_\_\_\_\_  
BECKKI ENDICOTT, Town Clerk

**HUNTSVILLE TOWN  
ORDINANCE 2022-5-26-B**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH AMENDING TITLE 15.8  
COMMERCIAL ZONE C-1**

**RECITALS**

**WHEREAS**, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the Town to regulate land use and development;

**WHEREAS**, the Huntsville Town Planning Commission desires to update the standards in the commercial zone C-1;

**WHEREAS**, the Huntsville Town Planning Commission desires to establish additional update the Allowable Use Table;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on May ~~21~~<sup>19</sup>, 2022, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on May 26<sup>th</sup>, 2022;

**WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on June 2, 2022, and desires to act on this Ordinance;

**NOW, THEREFORE**, be it ordained by the Huntsville Town Council as follows:

**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Amendment.** The *Huntsville Municipal Code* is hereby amended to read as follows:

## 15.8 COMMERCIAL ZONE C-1

### 15.8.1 Purpose

### 15.8.2 Use Regulations

### 15.8.3 Front Yard Regulations

### 15.8.4 Side Yard Regulations

### 15.8.5 Rear Yard Regulations

### 15.8.6 Height Regulations

### 15.8.7 Coverage Regulations

### 15.8.8 Architectural, Landscape and Screening Standards

### 15.8.9 Parking

15.8.1 Purpose The purpose of the C-1 zone is to designate regulations on areas to be used for commercial business purposes and to assure the retention of the character of the commercial district in the center of Huntsville.

15.8.2 Use Regulations All uses allowed in the Commercial Zone C-1 are designated either as permitted, conditional, or not permitted-in Table 15.4-1.; ~~or as conditional~~ If use is conditional a Conditional Use Permit must be approved by the Town Council. ~~and approved pursuant to a Conditional Use Permit by the Town Council.~~ All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes. Signage regulations are contained in the Huntsville Town Signs Title, with additional considerations in this Chapter.

15.8.3 Front Yard Regulations for single family homes same as for Residential Zone R-1 for dwellings. For non-residential buildings, ~~other buildings, none,~~ except for outdoor dining and leisure/gathering spaces are encouraged within a flexible ten-foot setback. On-street parking may encroach beyond the street-side property line by 4'.

15.8.4 Side Yard Regulations Same as for Residential Zone R-1 for dwellings. For other buildings none, except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.5 Rear Yard Regulations Lots which rear upon the side yard of another lot in a residential zone, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.6 Height Regulations<sup>27</sup> No pitched roof building or structure shall be erected to a height greater than two and one-half (2-1/2) stories, or thirty-five (35) feet unless the height is for a unique architectural feature(s) in a Commercial (C-1) Zone, recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty feet (40), be no

greater in area than 150 sq. ft. each and no greater in length than 20 feet each (e.g. bell tower, etc.) There shall not be more than two unique structures per acre. Flat roof buildings shall not exceed 2 stories or 24' whichever is greater.

15.8.7 Coverage Regulations No building or structures or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.

15.8.8 Architectural, Landscape and Screening Standards As permitted in the Huntsville Town Architectural, Landscape, Screening, ~~Storm Water~~, and Waste Disposal Standards Title 15.20.3 and as required below:

**General requirements for all main buildings facing the public street:**

No HVAC located on a roof to be visible from the street.

Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.

All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site where applicable. ~~Roof, driveways, and impervious parking lot surface runoff is encouraged to be returned to the landscaped areas on the lot and not engage the public stormwater system. Rain barrel water catchments are encouraged for roof runoff.~~

Metal roofs shall be painted or of a non-reflective nature.

Shingled roofs shall be composed of at least a ~~25-year~~ 25-year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.

Fencing shall be ~~three to four rail type fencing when visible from the street.~~ <sup>historical in nature, No vinyl, chain link, barb wire or security fence</sup>

For pitched roofed buildings building's exterior walls to be composed of board and batten siding, ~~outsiding but may~~ contain stone or brick features.

Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally

No stucco, aluminum and/or vinyl siding is allowed on any exterior wall. Soffits and fascia are considered part of a wall. Soffits may be vinyl.

All buildings shall have at least one entrance that faces the street (or an interior access or gathering place).

Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer.

**Buildings Design Options** – choose a minimum of five (or three) architectural features from the following list. These options are allowed for the purpose of keeping a uniform style to our Town center:

Exterior historical brick

Native Stone with board and batten siding – stone to cover at least 25% of the front facade



Exterior painted brick (earth tones including white)

Decorative Parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street

A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.

Windows covering at least 30% of the front first story face

Windows and/or doors with transom windows

Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows

Doors recessed at least 2' with entry walls angled or perpendicular to the street

Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter where pedestrians can be expected

Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front façade and extends at least 10 along the sides of the building may substitute for the gathering place.

Building façade variation – no more than 50' of any front facing façade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed

Timber structural accents to support eaves, second floor porches, or front entryways

15.8.9 Parking As permitted in the Huntsville Town Vehicle Parking and Loading Title, except that if parking on-street can not meet the standards required, such additional parking shall be located to the side or the rear of the building. Parking lots located to side shall be buffered with a three or four rail fence located 5' from the ROW and a xeriscaped landscaped area between the fence and the ROW that includes rock mulches, boulders, shrubs/plants and one medium sized tree planted for every 30' of parking lot frontage. Such areas shall employ water-wise drip irrigation systems. Shared driveways with adjacent properties are encouraged.

#### **Conditional Use chapter 15.4**

15.41 The purpose of Conditional Uses is to allow a land use that, because of its unique characteristics or potential ~~impact~~ detrimental effects ~~on the Town~~ within the zone, surrounding neighbors, or on adjacent land uses, ~~may not be compatible in some areas or may be compatible~~ allowed only if certain conditions are required that mitigate or eliminate the identified detrimental effects impacts.

with consistent fences in the commercial zone

fences should be

historic fencing

~~15.4.2 Conditional Use Permit A Conditional Use Permit shall be required for all uses not specifically listed for a given zone~~

Use table

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

Add "Any use not listed is not allowed"

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this 26<sup>th</sup> day of May, 2022.

\_\_\_\_\_  
RICHARD L SORENSEN, Mayor

ATTEST:

\_\_\_\_\_  
BECKKI ENDICOTT, Town Clerk

RECORDED this 26<sup>th</sup> day of May, 2022.

POSTED this 26<sup>th</sup> day of May, 2022.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that foregoing Ordinance was duly passed and posted at 1) Huntsville Town Hall and 2) [www.pmn.org](http://www.pmn.org) on the above referenced dates.

\_\_\_\_\_  
BECKKI ENDICOTT, Town Clerk

DATE: 5/26/22