

**HUNTSVILLE TOWN
ORDINANCE 2020-7-30**

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED AND CONDITIONAL USES IN RESIDENTIAL (R-1) ZONE.

RECITALS

- A. **WHEREAS**, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. **WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. **WHEREAS**, Title 15.6.2 currently does not clearly define limitations associated with the rental of dwelling units and accessory buildings and structures in Residential Zone R-1.
- D. **WHEREAS**, the proposed change to the ordinance specifies the extent that the renting of dwelling units accessory structures or buildings in Residential Zone R-1 is allowed; refers to Appendix One, Table 15-1 Huntsville Town Acceptable Uses by Zone; clarifies language in the Bed and Breakfasts standards; and eliminates redundant references for permitted uses.
- E. **WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on 30th of JULY to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on 30th OF JULY.
- F. **WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on 6th of AUGUST 2020 and desires to act on this Ordinance;

ORDINANCE

NOW, THEREFORE, be it ordained by the Town Council of Huntsville, Utah 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- Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.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:

15.6.2 Use Regulations

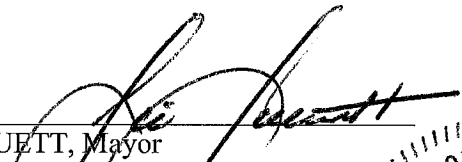
Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1.

In Residential Zone R-1, the following uses are subject to the respective conditions:

- A. Single-family dwellings. Only one single-family dwelling is allowed on an approved R-1 building lot. No single-family dwelling, or portion thereof, shall be rented for a term less than 30 days. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.
- B. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.
- C. A Residential Zone Bed and Breakfast subject to the following standards: (see definition of Bed and Breakfast in Title 0 of the Huntsville Municipal Code)
 - 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;
- D. Signage as regulated under Title 15.21.
- E. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing dwelling is used as a temporary dwelling during construction of a new dwelling, upon issuance of the occupation permit for the new dwelling, the old dwelling must be removed within thirty (30) days.
- F. Home occupations as regulated under Title 15.18.
- G. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.
- H. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) dwelling, except as outlined in E. above.

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett	X			
CM Max Ferre'	X			
CM Blake Bingham	X			
CM Wendy McKay			X	
CM Richard Sorenson	X			

PASSED AND ADOPTED by the Town Council on this 6TH day of AUGUST, 2020.



 JIM TRUETT, Mayor

ATTEST:


 BECKKI ENDICOTT, Recorder



RECORDED this <Month/Day/Year>