

KANAB CITY ORDINANCE 3-1-12 O

AN ORDINANCE AMENDING THE KANAB CITY LAND USE ORDINANCE CHAPTER 1-6 DEFINITIONS, CHAPTER 4-12 "EXCEPTIONS TO BUILDING HEIGHT LIMITATIONS", AND CHAPTER 21-3 "HEIGHT REGULATIONS"

WHEREAS, U.C.A. 10-9a-102 provides that Kanab City may enact and modify ordinances it considers necessary or appropriate for the use and development of land within the municipality; and,

WHEREAS, the Kanab City Planning Commission conducted the necessary Public Hearing on February 21, 2012.

NOW THEREFORE, BE IT ORDAINED that the Kanab City Land Use Ordinance is amended to state as reflected in the attachments affixed to this ordinance.

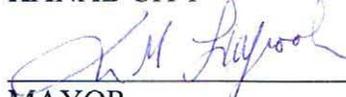
All former codes or parts thereof conflicting or inconsistent with provisions of this Ordinance or of the Code hereby adopted are hereby repealed.

The provisions of the code shall be severable, and if any provision thereof, of the application of such provision under any circumstance is held invalid, it shall not affect any other provisions of this code or the application in a different circumstance.

This ordinance shall be effective upon the required posting.

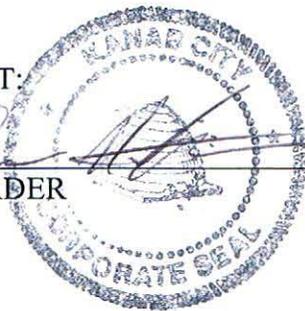
Passed and ordered posted this 27 day of March, 2012.

KANAB CITY


MAYOR

ATTEST:


RECORDER



Section 1-6 Definitions

Child Nursery - An establishment for the care and/or the instruction of six (6) or more children, for compensation, other than for members of the family residing on the premises, but not including a public school.

Chimney - a primary vertical enclosure containing one or more passageways for conveying flue gases, from the products of combustion of fuel-burning appliances, to the outside atmosphere. Residential and commercial application is common as hot air, gas, steam or smoke from a furnace or fireplace is conveyed through a chimney.

Church - A building, together with its accessory buildings and uses, maintained and controlled by a duly-recognized religious organization where persons regularly assemble for worship.

[Break]

Site Plan - A plan required by providing the information required by, ordinance.

Smokestack - Any pipe, flue or funnel through which smoke or gases deriving from a manufacturing or industrial process are discharged.

Stable, Public - Any stable where horses are boarded and/or kept for hire.

Section 4-12 Exceptions to Building Height Limitations

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans ~~or similar equipment required to operate and maintain the building, and~~ fire or parapet walls, skylights, towers ~~or other architectural features~~, steeples, flagpoles, chimneys, ~~smokestacks~~, water tanks, wireless or television masts may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for purposes of providing additional floor space. All height exceptions listed in this section are subject to a conditional use permit.

Section 21-3 Height Regulations

Buildings and structures shall have a height not greater than allowed by ordinance. Within one hundred (100) feet of the boundary of any adjoining zone no building shall exceed a height limit established for main buildings in such adjoining zones.

No exceptions or conditional use permits shall be granted for smokestacks in any district within Kanab City Limits. Smokestacks shall not exceed the height limits of the underlying zone as defined in Chapter 15-3.