

**HARRISVILLE CITY
ORDINANCE NO. 491**

LIMITED MIXED USE DEVELOPMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEAL AND RE-ENACT SECTION 11.10.20.10 AND 11.10.020.11 RELATING TO MULTI-FAMILY; REPEAL AND RE-ENACT AMENDING SECTION 11.14.020.2 PROVIDING LIMITED MIXED-USE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereafter referred to as "City") 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 City 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 City;

WHEREAS, the City desires to permit individuals who seeks to operate a falconry as provided in the municipal code;

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

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on April 12, 2017, to take public comment on this Ordinance, and subsequently gave its recommendation to _____ this Ordinance on _____, 2017;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2017, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City as follows:

Section 1: **Repealer.** *Harrisville Municipal Code* §11.10.20.10, §11.10.020.11, and §11.14.020.2 is hereby repealed. Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Amendment.** *Harrisville Municipal Code* §11.10.20.10, §11.10.020.11, and §11.14.020.2 is hereby re-enacted to read as follows:

11.10.020 **Special Regulations.**

Harrisville City
Ordinance No. 491 – Land Use Amended

10. Limited Mixed-use. Subject to successful negotiation of a Development Agreement, and compliance with HMC §11.10.020.11 and §11.14.020, mixed-use is permitted only on properties fronting Washington Boulevard or Wall Avenue. Residential uses may constitute a maximum 65% of a mixed-used development (in any residential zone, but preferably R-1-6), and Commercial (C-2 Zone) may constitute a minimum 35% of a mixed used development. The minimum development size of any mixed-use development shall be five (5) acres.
11. Residential in Limited Mixed-use. The following requirements shall be minimum requirements for residential uses in a mixed-use area:
 - a. Development Agreement Required. The Development Agreement shall specify setbacks, parking, traffic flow, connectivity, landscaping, open space, recreation, building materials, utility services, and all other aspects of the development. The development agreement is subject to successful negotiation between the City and applicant.
 - b. Minimum Lot Size. The minimum lot area required is 6,000 square feet for the first unit and 500 square feet for each additional unit up to a maximum of 6 units per lot.
 - c. Minimum Units Size. Minimum dwelling unit size shall be 1,200 square feet per unit.
 - d. Garage and Parking. A two (2) car garage shall be provided for each unit, and one guest parking stall shall be included for every three units within the development.
 - e. Landscaped Open Space. A minimum 250 square feet of fully landscaped open space shall be required for per unit. A minimum of one (1) two-inch (2") caliper tree for lot shall be included in the development.
 - f. Building Material. A minimum of sixty (60%) percent of the total exterior wall surface of the structure shall be brick or stone.

11.14.020 Special Use Regulations.

2. Limited Mixed-use. Limited mixed-use is permitted on properties fronting Washington Boulevard or Wall Avenue subject to this part and HMC §11.10.020.10. The following requirements shall be minimum requirements for commercial uses in a mixed-use area:
 - a. Agreement Required. The Development Agreement shall specify setbacks, parking, traffic flow, commercial uses connectivity, landscaping, building materials, utility services, and all other aspects of the development. The development agreement is subject to successful negotiation between the City and applicant.
 - b. Size Requirements. Residential uses may constitute a maximum 65% of a mixed-used development, and Commercial (C-2P) may constitute a minimum 35% of a mixed used development.
 - c. Zoning and Standards. Commercial Zoning for commercial mixed-uses shall be deemed as C-2 Zone and shall comply with all development standards and specification of the C-2 Zone. No mixed-use development is allowed in any manufacturing or industrial zone.

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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 ____ day of _____, 2017.

BRUCE RICHINS, Mayor

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of _____, 2017.
PUBLISHED OR POSTED this ____ day of _____, 2017.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Harrisville City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at 1) _____, 2) _____, and 3) _____ on the above referenced dates.

JENNIE KNIGHT, City Recorder

DATE: _____

FOREVER FRIENDS ANIMAL OASIS

UPDATED SITE PLAN FOR CAT CARE AREA

FOREVER FRIENDS ANIMAL OASIS
 ALL CONCRETE SHALL BE 4" THICK & 3000 PSI
 ALL REINFORCING STEEL TO BE #4 - PLAN IS TO
 BE 6" ON CENTER
 ALL NEW STRUCTURES
 WILL IMPLEMENT SHEET-ROCK, INTERIOR 2" X 4" STUDS
 WILL HAVE MIDDLETOP
 CONCRETE WILL HAVE GRAB SLOPING TO CENTER
 ELECTRICAL FACE ADJACENT EXPOSED CONCRETE AS NECESSARY
 WATER: ALWAYS TO RIGHT - TO BE PIPED AS NECESSARY
 USE 1" & 3/4" GALV. PIPES TO COVER 10 FEET TO PEAK
 HANGERS: AIR SYSTEM - HANG FROM CEILING
 STRUCTURE 2" X 4" WOOD TRUSS

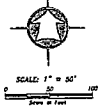
- LEGEND**
- Sublot Property Line
 - Interior Lot Line
 - Alphabetic Property Line
 - Pyramid Property Line
 - Centerline
 - Public Utility Easement (PUE)
 - Right-of-Way
 - Final Easement Line
 - Fence Line (Type)
 - Fence Line (Wood or Vinyl)
 - Shed Footprint
 - Fence Footprint
 - Section Corner

Engineer's Notice to Contractors
 The existence and location of any underground utility lines or structures shown on these plans were obtained from electronic information provided to others. The accuracy thereof is not guaranteed and shall be confirmed in the field by the contractor, as well as any necessary adjustments shall be made in alignment and/or depth of the structures. The contractor is required to protect the utility lines, structures and lines in the vicinity of the structures to be erected and to provide any other lines shown on or not shown on these plans.

NOTICE

BEFORE BUILDING OR WORKING IN ANY TRENCH, YOU MUST CALL 800-488-4111 TO LOCATE ALL UTILITIES. CALL BEFORE YOU DIG.

Call BEFORE YOU Dig 800-488-4111



HANSON & ASSOCIATES, INC.									
1330 West 10th Street, Suite 100 Bismarck, ND 58102 701/725-1111 FAX 701/725-1112									
FOREVER FRIENDS ANIMAL OASIS SHEET 2A OF 4 SCALE: 1" = 20' DATE: 11/13/08									