

# Chapter 29.05. Supplementary and Qualifying Regulations.<sup>1</sup>

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### **29.05.010. Effect of Chapter.**

The regulations hereinafter set forth in this Chapter qualify or supplement, as the case may be, the zone regulations appearing elsewhere in Title 29.

### **29.05.020. Substandard Lots at Time of Ordinance Passage.**

Any lot legally held in separate ownership as of November 1, 1986 (Ordinance No. 568), which lot is below the requirements for lot area or lot width for the District in which it is located may be used for a single-family dwelling if such lot is located in a district which permits single-family dwellings. The width of each of the side yards for such a dwelling may be reduced to a width which is not less than the same percentage of the lot width as the required side yard would be of the required lot width, provided that in no case shall the smaller of the two yards be less than five feet (5') or the total width of the two yards be less than thirteen feet (13').

### **29.05.030. Lot Standards.**

Except for planned unit developments and cluster subdivisions, and as otherwise provided in this Ordinance, every lot, existing or intended to be created, shall have such area, width and depth as is required by this Ordinance for the district in which such lot is located and shall have frontage upon a dedicated or publicly-approved street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued.

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<sup>1</sup> Numbering changed with Ordinance No. 07-13, dated 7/19/07

**29.05.040. Every Dwelling to Be on a Lot – Exception.**

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this Ordinance for the district in which the dwelling structure is located, except that group dwellings, cluster dwellings, condominiums, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Ordinance and have approval from the planning commission, may occupy one lot for each such multi-structure complex.

**29.05.050. Yard Space for One Building Only.**

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 for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

**29.05.060. Sale or Lease of Required Space.**

No space needed to meet the width, yard, area, coverage, parking or other requirements of this Ordinance for lot or building may be sold or leased away from such lot or building.

**29.05.070. Sale of Lots Below Minimum Space Requirements.**

No parcel of land which has less than the minimum width and area requirements for the district 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.

**29.05.080. Yards to be Unobstructed – Exceptions.**

Every part of a required yard shall be open to the sky, unobstructed except for accessory buildings in a rear yard, the ordinary projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than two and one-half feet (2½”), and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five feet (5’) and uncovered porches or stairs which are not more than thirty inches (30”) above the adjoining grade and that do not extend from the structure more than five feet (5’) into the required yard.

A. Raised patios, either open or roofed in a required rear yard under the following conditions: The patio may extend not more than eight feet into the required rear yard; the patio shall be attached to the rear of the dwellings; the patio shall not exceed fifty percent (50%) of the rear width of the dwelling to which it is attached; the patio shall be a ground floor patio only; the sides of the patio shall remain unenclosed except for lattice work and required handrails and guardrails.

B. Buildings totally or partially within utility easements. Accessory buildings and structures may be permitted within rear and/or side yard utility easement only under the following conditions:

1. If utilities are or may be constructed underground, buildings and structures may be built provided:

a. The building shall have an area less than one hundred twenty (120) square feet and with any concrete slab/monolithic footing or other support extending not more than twelve inches (12”) below grade. The owner shall agree to remove the building or structure at his/her expense if future utility placement, replacement, or maintenance requires such action and with the City or franchised utility bearing no liability for any cost incurred.

b. The building will have an area greater than one hundred twenty (120) square feet with any concrete slab/monolithic footing or other support extending not more than twelve inches (12”) below grade. The site plan for the proposed building has been reviewed by each utility and found to be acceptable, evidenced by a signature of an authorized utility representative on an encroachment permit. The owner shall agree to make utility accommodation, up to and including removal of the building or structure if necessary, at his/her own expense, if future utility placement, replacement or maintenance require such action and with the City or franchised utility bearing no liability for any cost incurred.

2. If the utilities are or may be constructed aboveground, buildings and structure may be built provided at least

a. fifteen feet (15’) clearance is maintained between any part of the building structure and utility lines; and

b. five feet (5’) clearance is maintained between building structure and any utility pole. The owner shall agree to make utility accommodation, up to and including removal of the building or structure if necessary, at his/her own expense, if future utility placement, replacement or maintenance require such action and with the City or franchised utility bearing no liability for any cost incurred.

**29.05.090. Additional Height Allowed.**

Public and quasi-public utility buildings, when authorized in a district, may be erected to a height greater than the district height limit by conditional use permit.

**29.05.100. Exceptions to 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, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures 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.

**29.05.110. Reserved for Future Use**

**29.05.120. Reserved for Future Use**

**29.05.130. Regulations Governing Fences and Walls.**

A. Fences and walls in Residential Districts may be erected or allowed as limited or exempted herein, and provided that any fence or wall over three feet (3') in height shall require a fence permit and if over six feet (6') in height, be designed to withstand anticipated wind loads, as defined within the current adopted City Building Code. For fences, retaining wall or other landscape features less than three feet (3') in height the following shall apply

1. When sidewalk is present, a fence, retaining wall or other landscaping features may be placed up to one foot (1') of the location of the sidewalk;
2. When no sidewalk is present, a fence, retaining wall or other landscaping features may be placed in such a manner that it will be located no closer than one (1') foot to future sidewalk location.

B. Limitations are as follows:

1. No private fence or wall shall be erected, allowed or maintained on public property without City approval. Such approval may be granted by the Community Development Director or designee under the following circumstances:

- a. The applicant is the owner of the adjacent property for which the fence or wall approval is sought;
- b. The public property involved is a City street;
- c. When no sidewalk is present, the fence or wall will be placed in such a manner that it will be located no closer than one foot (1') to future sidewalk location;
- d. When sidewalk is present, the fence or wall may be placed to within one foot (1') of the location of the sidewalk;
- e. The portion of the public right-of-way between the fence or wall and the curb when curb is present, or between the fence or wall and the travel way when no curb is present, shall be maintained by the adjacent property owner;
- f. All other provisions of the City Code apply;
- g. The owner will sign a document prepared by the City Attorney agreeing to hold the City harmless from liability arising as a result of the placement of the fence or wall on public property.

2. On Interior lots:

a. In side and rear yards, and that portion of the front yard between the front plane of the house and the required front yard setback, fences and walls shall be allowed to a maximum height of six feet (6').

b. In the required front yard setback, fences and walls shall be allowed to a maximum height of four feet (4'). A property owner may erect a six foot (6') fence in the required front yard setback along a common property line that is the back yard of an adjacent property, provided all other provisions of this ordinance are met.

C. On Corner lots:

1. In side and rear yards, and that portion of the front yard between the front plane of the house and the required front yard setback, fences and walls shall be allowed to a maximum height of six feet (6') except that in street-facing side and rear yards which back onto front yards of adjoining lots, fences and walls shall be limited to a maximum height of six feet (6').

2. In the required front yard setback, fences and walls shall be allowed to a maximum height of four feet (4'). A property owner may erect a six foot (6') fence in the required front yard setback along a common property line that is the back yard of an adjacent property, provided all other provisions of this ordinance are met.

D. The height limitations for fences and walls are further limited as follows:

1. In any district requiring a front yard, no obstruction to view above three feet (3') and below seven feet (7') in height shall be permitted on any corner lot within a triangular as per Section 29.05.200. Clear View Of Intersecting Streets.

2. Where a fence or wall is erected on or within five feet of a property line, upon a retaining wall, or where for other reasons there is a difference in the elevation of the surface of the land on either side of a fence, height of the fence shall be measured from a point halfway between the top of the retaining wall and the land on the lower side or from the average elevation of the surface of the land on either side and within ten feet (10') of the fence, but nothing herein contained shall be construed to restrict the fence or wall to less than four feet (4') in height measured from the surface of the land on the side having the highest elevation.

3. The Appeal Authority may grant special exceptions to the height limits contained in this Section for fences or walls surrounding tennis courts, swimming pools, schools, or other special type facilities, where it is shown that the normal use or level of protection requires a greater height for safety or other reasons, provided, however, that the rights of adjoining property owners are equally considered.

#### **29.05.140. Water and Sewage Requirements.**

In all cases where a proposed building or proposed use will involve the use of sewerage facilities, and a connection to a public sewer system as defined by the Utah Department of Environmental Quality is not available, and in all cases where a connection to a public water system approved by the Utah Department of Environmental Quality is not available, the sewage disposal and the domestic water supply shall comply with the requirements of such Department and of the local board of health, and the application for a building permit shall be accompanied by a certificate of approval from said Board or Department.

#### **29.05.150. Drinking Water Source Protection Requirements.**

Any and all uses of property must comply with the requirements of the "Drinking Water Source Protection Ordinance" as contained in Chapter 28.02 of the Brigham City Code.

#### **29.05.160. Curbs, Gutters and Sidewalks.**

The installation of curbs, gutters and sidewalks of a type approved by the Governing Body shall be required on any existing or proposed street adjoining a lot on which a building new primary structure is to be constructed (except accessory buildings) or remodeled, or on which a new use is to be established. Such curbs, gutters, and sidewalks may shall be required as a condition of building or use permit approval.

#### **29.05.170. Effect of Official Map.**

Wherever a front yard is required for a lot facing on a street for which an official map has been recorded, the depth of such front yard shall be measured from the mapped street line provided by the official map.

#### **29.05.180. Lots and Dwellings on Private Streets - Special Provisions.**

Lots with frontage on private streets only shall be allowed by conditional use permit or planned unit development procedure only, and subject to all applicable requirements of this Ordinance and the Subdivision Ordinance.

#### **29.05.190. Family Swimming Pools.**

A. Definition. A family swimming pool is defined as any structure or container holding water to a depth of eighteen inches (18") or greater and having either a diameter or diagonal measurement of ten feet (10') or greater.

B. A family swimming pool shall be permitted in the side and rear yard of a dwelling as an accessory use provided the following requirements are met:

1. The location of such family swimming pool or accessory machinery shall not be less than ten (10') feet from any interior property line. 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 for any accessory building in that zone.

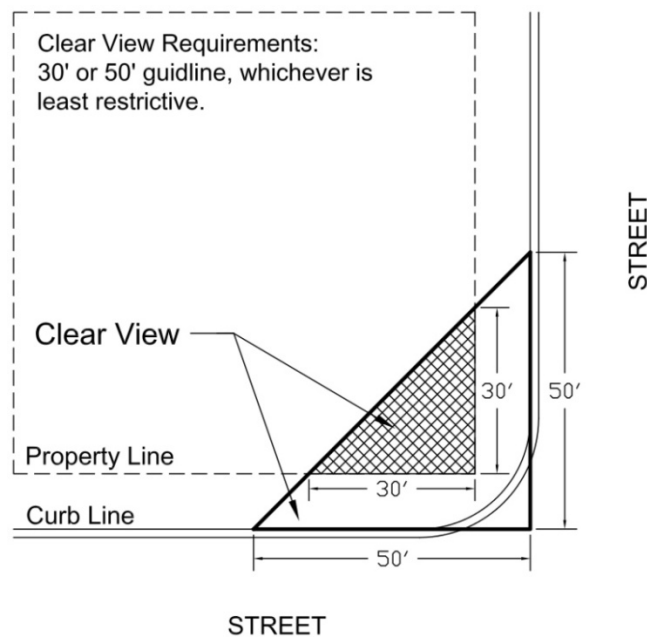
2. An outside family swimming pool shall be completely enclosed by a substantial barrier of not less than six feet (6') in height, and any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from adjoining premises. A "substantial barrier" shall mean any barrier that would not allow passage by any person, except by means of a lockable gate.

**29.05.200. Clear View of Intersecting Streets.** <sup>2 3</sup>

A. In addition to the other provisions contained in this Chapter, a clear view at the intersection of two streets shall be maintained within a triangular area formed by the existing or future back-of-curb lines extended and a line connecting them at points fifty feet (50') from the intersection of such lines; or, the property lines and a line connecting them at points thirty feet (30') from the intersection of such lines; whichever is the least restrictive as shown in Figure 29.05.200.A. To maintain this clear view, the following standards shall apply, except for the exceptions noted in Section 29.05.200(D) below:

1. No solid-type fence or other visual obstructions between three feet (3') and seven feet (7') in height from the street elevation (measured from the elevation of the adjoining sidewalk) shall be allowed;
2. Open-type fences or other obstructions which are at least fifty percent (50%) transparent are allowed to a height of four feet (4') though they must be maintained to permit clear and unobstructed view; and
3. Pruning of trees is required to maintain an overhang at least seven feet (7') above the elevation of the adjoining sidewalk or street when no sidewalk is present in the clear view area.

**Figure 29.05.200.A Intersection of Two Streets**

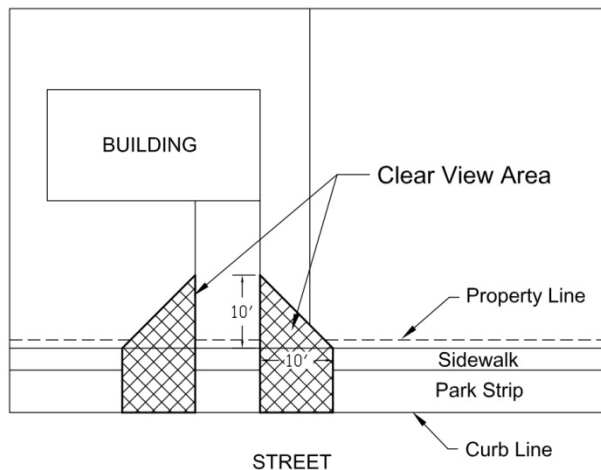


B. A clear-view area shall also be maintained at the intersection of a street and a private drive within a triangular area formed by a diagonal line connecting the line of the back side of the sidewalk and the line of the edge of the private drive at points ten feet (10') from the projected intersection of such lines and a rectangular area extending from the two points of the triangular area at the location of the sidewalk to the curb of the street as shown in Figure 29.05.200.B. When no sidewalk is present, the measurement shall be taken from the property line along the street right-of-way as shown in 'figure 29.05.200.C In order to maintain this clear view, the standards outlined in A(1), (2) and (3) above shall apply.

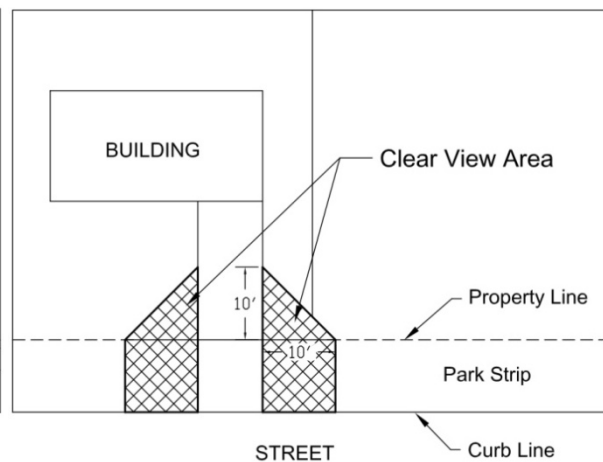
<sup>2</sup> Ordinance No. 09-18, dated 12/03/09

<sup>3</sup> Ordinance No. 15-02, dated 01/15/15

**Figure 29.05.200.B Private Drive and Street (Sidewalk)**



**Figure 29.05.200.C Private Drive and Street (No Sidewalk)**



C. The owner of any fence or wall shall have the duty and be required to properly maintain the same by painting, treating, trimming, repairing, or removal.

D. Exceptions to this Section include:

1. Reasonable number of posts, telephone or power poles, pruned trees and pedestal type identification signs.
2. Commercial structures, designated parking stalls, signs and other obstructions located at controlled intersections within the GC (General Commercial) or CBD (Central Business District) Zoning Districts. A controlled intersection for purposes of this Section includes a posted four (4) way stop sign intersection, three (3) way stop sign intersection at a "T" intersection or signalized stop light intersection.

**29.05.210. Television Satellite Antennas.**

Building permits are required for television satellite antennas and shall comply with the following regulations: EXCEPTION: Antennas thirty inches (30") or less in diameter are not regulated by this Section:

A. Location:

1. All television satellite antennas shall have setbacks as required for accessory building, except as further limited herein, if free standing. The setback shall be measured from the property lines to the nearest point of the antenna. The distance for rotating antennas shall be measured from the nearest point of the antenna in its closest rotational configuration.
2. In any commercial or manufacturing zone, such antenna may be located on the roof or in the rear or side yards; but shall only be permitted in the front yard or in a side yard facing the street on a corner lot, by approval of the Appeal Authority when a usable satellite signal cannot be obtained in an otherwise approved location.
3. Pad mounted television satellite antennas shall only be located in the rear yard of any lot in any residential zone.

B. Antenna Size - A television satellite antenna exceeding twelve (12') feet in diameter in a residential zone shall be considered a conditional use and subject to the provisions of Chapter 29.06 of this Title.

C. Antenna Height. - No antenna shall exceed the height limitation in its respective zone.

D. Construction Standards:

1. All antennas shall be erected in a secure and wind resistant manner.
2. Every antenna must be adequately grounded for protection against a direct strike of lightning.
3. All antennas in a residential zone shall be located and designed to reduce the visual impact from surrounding properties at street level and from public streets.

E. Temporary Television Satellite Antennas - Temporary television satellite antennas may be located on property for up to a total of thirty (30) days without being subject to the provisions of this Title.

**29.05.220. Uses Not Listed.**

Within any zoning district, the Community Development Director or designee shall have the authority to identify and categorize unlisted uses within the listed permitted or conditional uses, based on a finding of substantial similarity of character, origin, and impact, etc., to a listed use, and when so categorized such use shall thereafter be recognized and treated the same as a listed use.

**29.05.230. Public Utility Installations Exempt from Certain Zoning Requirements.**

The Planning Commission may exempt public utilities from lot area, width, and frontage regulations contained within the zoning district regulations of this title upon a finding that such exemption:

A. will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and

B. that the proposed use will comply with all other regulations and conditions specified in this Title for such use, and

C. such exemption will not substantially adversely affect the general plan or intent of the zoning district in which the use is proposed, and

D. in the particular case for which the exemption is requested, adherence to lot area, width, and frontage regulations is unnecessary in order to carry out the intent of the general plan.

**29.05.240. Bed and Breakfast Special Conditions.**

The following regulations and site standards govern the approval and operation of bed and breakfast facilities within residential and commercial zoning districts. Bed and breakfast facilities may be allowed by conditional use permit where the applicant can show evidence of compliance with outlined standards and procedures and where there is a clearly minimal impact on adjacent residential properties and neighborhoods.

A. Requirements for approval. A conditional use permit may be granted by the Planning Commission for a bed and breakfast facility provided that the requirements of this Section are met in addition to the requirements of Chapter 29.06 Conditional Uses.

The granting of a conditional use permit for a bed and breakfast facility shall not exempt the application from meeting other applicable ordinances, covenants, codes, or laws recognized by Brigham City. The following pre-conditions and documentation are required:

1. Along with a conditional use application, a letter of application sworn before a notary public shall be provided by the owner(s) stating that such owners or a live-in residential manager, pursuant to part 2 below, will occupy the said facility, except for bonafide temporary absences. Said letter shall be recorded in the office of the Box Elder County Recorder, with a certified copy to accompany the building permit application.

2. The effective period of the conditional use permit for bed and breakfast facilities shall be two years from December 31 of the calendar year of the original permit. At the end of every two years thereafter, renewal of the conditional use permit shall be automatically granted upon receipt of the Community Development Department of certification by the property owner that the property remains the principal residence of the owner or live-in residential manager, pursuant to part B(1) below, and that all other conditions required at the time of approval remain unchanged. Notification shall be sent to the owner for response. Failure to obtain such certification may be the basis for revocation of the conditional use permit. The Planning Commission, at its discretion, may require a new application and a demonstration of compliance with all conditions necessary for a conditional use permit.

3. Building plans or a floor plan (1/4 inch to the foot) showing the bed and breakfast facility shall be provided.

4. Plans for proposed signs, showing proposed size, location, materials and appearance of the proposed sign or signs.

B. Development Standards and Requirements for Bed and Breakfast Facilities.

1. In R-1-20, R-1-12, R-1-10, and R-1-8 zoning districts, the bed and breakfast facility shall be occupied by the owner(s) of the property, except for bonafide temporary absences. In all other zoning districts where bed and breakfast facilities are allowed, a live-in residential manager may be permitted at the discretion of the Planning Commission as a condition of approval. In such cases, the bed and breakfast facility shall be occupied by the residential manager except for bonafide temporary absences. A change in ownership will necessitate the request of a new condition use permit.

2. Bed and breakfast facilities in R-1-20, R-1-12, R-1-10, and R-1-8 shall be limited to a maximum of four (4) guest sleeping rooms per dwelling. The maximum number of guest sleeping rooms in bed and breakfast facilities located in other zoning districts shall be determined by the Planning Commission on an individual basis through the conditional use process.

3. In R-1-20, R-1-12, R-1-10, and R-1-8 zoning districts, only one bed and breakfast facility

shall be allowed per block, unless the Planning Commission determines that extraordinary circumstances warrant a greater number.

4. The bed and breakfast facility shall be located on a parcel of sufficient size to accommodate the structure or structures, the number of people using the facility, parking areas, open space areas, etc.

5. The bed and breakfast facility shall be designed, or existing structure modified, so that to the degree reasonably feasible the appearance of the structure remains as a residential dwelling. Unique architecture is encouraged, where possible, in keeping with the local area.

6. In addition to the standards contained in this Section, buildings or sites listed or eligible for listing on the National Register of Historic Places shall be subject to the standards in Chapter 29.20 Heritage Site Overlay.

7. Signage for a bed and breakfast facility shall comply with the sign standards for the district in which the bed and breakfast facility is located. The Planning Commission may also dictate materials and appearance of the sign in order to protect the residential nature of the neighborhood in which the bed and breakfast is located.

8. The development parcel for the bed and breakfast shall include appropriate setbacks, buffering, and landscaping to mitigate impacts on adjoining residential properties.

9. Two parking spaces shall be provided for the host family. At least one off-street parking space shall be provided for each guest room in addition to needed parking for owners/employees of the facility. All required parking shall be subject to front yard setback standards for the district in which the bed and breakfast facility is located.

10. The design and size of the bed and breakfast facility shall conform to all applicable Fire, Building and Health Codes. The facility shall be licensed in conformance with all City ordinances.

#### **29.05.250. Keeping of Residential Chickens <sup>4</sup>**

The purpose of this Section is to provide regulations for the keeping of residential chickens as a temporary accessory use within certain residential districts. Chickens shall be kept in a way that will ensure the continued health and wellbeing of the residents of Brigham City while allowing a more self-sustaining method of living.

A. Definition. The term "chicken" refers only to the female, or hen of the species. Roosters and crowing hens are prohibited at any and all times. Chickens are not considered household pets.

B. Residential Districts. Residential chickens are allowed in the R-M-7, R-1-8, R-1-10, R-1-12, R-M-15, R-1-20, R-M-30, R-1-40, and GC districts and shall be further limited to Single Family dwelling units which have a separate legal lot or parcel of record.

C. Permit.

1. A permit is required for the keeping of chickens.

2. The permit is a temporary license only and not attached to the property as a legal use by right. There shall be no "grandfathering" or legal nonconforming use property rights arising from the permit.

3. The permit cost is as set forth in resolution and must be renewed every two years.

4. Each chicken owner is required to read the supplemental educational materials supplied by the city.

D. Allowed Number of Chickens. A minimum lot size of seven thousand (7,000) square feet (sq. ft.) is required for the keeping of chickens. The minimum number of chickens permitted on any lot is two (2), for the social wellness of the chickens. The permitted number of chickens is as follows:

7,000 sq. ft: 2 chickens

8,000 sq. ft: 4 chickens

10,000 sq. ft: 6 chickens

14,000 sq. ft: 8 chickens

20,000 sq. ft: 10 chickens.

No more than 10 chickens will be permitted on any lot.

E. Containment and Protection.

1. Chickens shall be provided with a predator proof coop with a minimum of 2.5 sq. ft per chicken.

2. Coops shall not be larger than two hundred (200) square feet unless a building permit is issued for its construction.

3. Coops and pens <sup>5</sup> shall be located in the back yard. On corner lots, the side yard which faces the street, the coop and pen shall not be within the twenty foot (20') side yard setback from property line.

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<sup>4</sup> Ordinance No. 11-11, 5/19/11



4. Coops and pens shall be a minimum of five (5') feet from the property line and twenty-five feet (25') from the nearest residential dwelling. There is no minimum distance between the coop and the property owner's dwelling unless the coop is larger than two hundred (200) square feet.

5. There shall be an enclosed area for a run with a minimum of five (5) square feet per chicken. A securely fenced rear yard is acceptable for the run. Chickens shall not be allowed out of the run or to roam free outside a fenced area.

F. Sanitation and Maintenance.

1. All coops and runs shall be kept in a clean condition and free from objectionable odor.

2. No such odor shall be detectible at the property line. All food shall be kept in a rodent proof container.

3. Droppings and used litter shall be disposed of in a sanitary way. Droppings may be used as compost.

G. Business or Gain.

1. The keeping of residential chickens shall not be used as a business or for monetary gain.

2. There shall be no sale or income resulting from the keeping of chickens, including the sale of eggs.

H. Slaughtering and Removal.

1. The slaughtering of chickens shall not be conducted on the premises at any time.

2. Dead chickens and unused eggs shall be removed and disposed of in a sanitary manner within 24 hours.

I. Conflict.

This Section shall not nullify the more restrictive provisions of covenants, conditions and restrictions for subdivisions, but shall prevail notwithstanding such provisions which are less restrictive.

J. Revocation.

A permit may be revoked for cause and may also be revoked where a complaint is made to the City regarding noise, odor, or other violation of this ordinance due to chickens as verified by a City Animal Control Officer, and the owner of the property at issue fails to mitigate such noise, odor, or other violation to the City's satisfaction.

K. Penalty.<sup>6</sup>

Any violation of the provisions of this Section, either by failing to do those acts required herein or by doing any act prohibited herein, shall be considered a Class C Misdemeanor unless otherwise specifically stated in this Section.

### **29.05.260. Vacation Rental Special Conditions<sup>7</sup>**

The following regulations and site standards govern the approval and operation of vacation rental facilities within residential and commercial zoning districts. Vacation rental facilities may be allowed by conditional use permit where the applicant can show evidence of compliance with outlined standards and procedures and where there is a clearly minimal impact on adjacent residential properties and neighborhoods. The purpose of a vacation rental is to allow an existing dwelling to be used and occupied as a short term rental for vacationers and maintain its character and function as a residential dwelling.

A. Requirements for Approval. A conditional use permit may be granted by the Planning Commission for a vacation rental facility provided that the requirements of this Section are met in addition to the requirements of Chapter 29.06 Conditional Uses.

The granting of a conditional use permit for a vacation rental facility shall not exempt the application from meeting other applicable ordinances, covenants, codes or laws recognized by Brigham City. The following pre-conditions and documentation are required:

1. Along with a conditional use application, a letter of application sworn before a notary public shall be provided by owner(s) stating that such owner(s) live within the City limits of the said vacation rental.

2. Floor plan of the dwelling.

3. Site plan of the property.

B. Standards and Requirements for Vacation Rental Facilities.

1. The owner of the vacation rental shall live within the City limits, except for bonafide temporary absences. A change in ownership will necessitate the request of a new condition use permit. For the purpose of this ordinance a bonafide temporary absence shall mean for a period of up to three (3) years. During the temporary absence of the owner(s), a manager who lives within the City limits shall manage the rental for the owner(s).

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<sup>5</sup> Ordinance No. 13-01, 01/17/13

<sup>6</sup> Ordinance No. 13-01, 01/17/13

<sup>7</sup> Ordinance No. 12-16, 12/06/12

2. A vacation rental shall be limited to two (2) adult guests per bedroom and children as accommodations permit and by the Planning Commission on an individual basis through the conditional use process.
3. The vacation rental floor plan and principle function shall remain as a residential dwelling as to be used for its main purpose when not used as a vacation rental.
4. In addition to the standards contained in this Section, buildings or sites listed or eligible for listing on the National Register of Historic Places shall be subject to the standards in Chapter 29.20 Heritage Site Overlay.
5. Signage for a vacation rental facility is prohibited to maintain its appearance as a residential dwelling.
6. At least two (2) off-street parking spaces shall be provided for each vacation rental. All required parking shall be subject to front yard setback standards for the district in which the vacation rental facility is located.
7. The vacation rental facility shall conform to all applicable Fire, Building and Health Codes. The facility shall be licensed in conformance with all City ordinances.
8. The effective period of the conditional use permit for vacation rental facilities shall be from year to year to verify ownership and residency. At the end of each business license year thereafter, renewal of the conditional use permit shall be automatically granted upon receipt of the community and Economic Development Department of certification by the property owner that the property owner remains the owner of the vacation rental and continues to live within the City limit, and that all other conditions required at the time of approval remain unchanged. The owner is responsible to provide said information with the business licenses renewal form. Failure to obtain such certification may be the basis for revocation of the conditional use permit. The Planning Commission, at its discretion, may require a new application and a demonstration of compliance with all conditions necessary for a conditional use permit.