

Exhibit A

1 CHAPTER 15. - STANDARDS FOR DETACHED SINGLE-FAMILY DWELLINGS

2 Sec. 108-15-1. - Codes and standards.

3 Any dwelling or other structure which is designed or intended for human habitation, which is to be
4 located in the county outside of a mobile home park, mobile home subdivision or manufactured home
5 subdivision or PRUD, must meet the standards of the uniform building and other codes as adopted by the
6 county, or if it is a manufactured home, it must meet the standards of, and be certified under the National
7 Manufactured Housing and Standards Act of 1974 and must prominently display an insignia approved by
8 the United States Department of Housing and Urban Development and must not have been altered in
9 violation of such codes.

10 Any structure that is designed to be lived in by one family, and is located outside of a mobile or
11 manufactured home park, camp, court, subdivision, or Planned Residential Urban Development (PRUD),
12 shall meet all applicable standards including those listed below and the International Building Codes, as
13 adopted by Weber County. If a structure, designed to be lived in by one family, is constructed as a mobile
14 or manufactured home, it shall also meet all applicable standards and be certified as meeting the U.S
15 Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety
16 Standards including the clear display of all necessary signage, insignias, labels, tags and data plates.

17 (Ord. of 1956, § 37-1)

18 Sec. 108-15-2. - ~~Additional~~ Other standards and requirements.

19 In addition to the above codes and standards, the following requirements standards shall also be
20 met:

Comment [s1]: Added because "standards" are referred to above.

21 (1) The Single-family dwellings must shall be permanently connected and attached to a site-built
22 permanent foundation which meets all applicable codes including the International Code
23 Council (ICC) Guidelines for Manufactured Housing Installations if the dwelling is a
24 manufactured home. Installation or transportation components, consisting of but not limited to,
25 lifting shackles or hooks, axles, wheels, brakes, or hitches, shall be removed or hidden from
26 view. Any running gear shall be removed and stored out of sight. Exterior walls or surfaces, that
27 enclose or create a crawlspace area, shall Any enclosure must be anchored secured to the
28 perimeter of the dwelling and be constructed of materials that are weather resistant and
29 aesthetically visually mimic consistent with concrete and masonry foundation materials. These
30 exterior walls may also be constructed of or faced with the same material used on the portion of
31 exterior wall that encloses or creates the habitable space of the dwelling.

32 (2) The Single-family dwellings must shall be permanently connected to and approved for all
33 required utilities.

34 (3) The Single-family dwellings must shall be taxed as real property. If the dwelling is a mobile or
35 manufactured home that has previously been issued a certificate of title, an affidavit the owner
36 must shall follow and meet all applicable Utah State Code titling provisions that result in the
37 mobile or manufactured home being converted to an improvement to real property, be filed with
38 the state tax commission pursuant to U.C.A. 1953, § 59-2-602 and qualified therefor as an
39 improvement to real estate.

40 (4) The dwelling must provide a minimum of 72 square feet of enclosed storage with the minimum
41 height of six feet located in a basement or garage area or in an accessory storage structure.
42 Such structure shall conform to all applicable building codes.

Comment [s2]: Is there a need for this?

43 (5) Porches and landings for ingress and egress to the dwelling must be built in accordance with
44 chapter 3 of the International Residential Code as adopted by the State of Utah.

Comment [s3]: Outdated and addressed in the building code.

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45 (6) At least 60 percent of the roof must be pitched at least 2:12 pitch and shall have a roof surface
46 of wood shakes, asphalt, composition, wood shingles, concrete, metal tiles, slate, built up gravel
47 materials or other materials approved by the International Residential Code.

48 Single-family dwellings, except for those located within a mobile or manufactured home park,
49 camp, court, subdivision, or Planned Residential Urban Development (PRUD), or those located
50 within a non-mobile or manufactured home PRUD, a master planned community, or the
51 Destination and Recreation Resort Zone, shall have a roof pitch of not less than a 2:12 ratio.

52 (7) The dwelling shall have exterior siding consisting of wood, masonry, concrete, stucco, masonite
53 or metal or vinyl lap. The roof overhang, including rain gutters, shall not be less than one foot,
54 measured from the vertical side of the building, but not including bay windows, nooks, morning
55 rooms, etc.

56 Single-family dwellings shall have exterior siding constructed of wood, masonry, concrete,
57 stucco, masonite, metal, or vinyl lap. Roof overhangs, including rain gutters, shall not be less
58 than one foot as measured from the vertical side of the building. Roof overhangs are not
59 required on bay windows, nooks, morning rooms, or other similar accessory wall projections.

60 (8) The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a
61 depth of at least 20 feet exclusive of any garage area. The width shall be considered the lesser
62 of two primary dimensions. If the width of the dwelling faces a street and is less than one half of
63 the length, the required off-street parking shall be in a two-car garage attached to the length of
64 the dwelling.

65 Single-family dwellings, except for those located within a mobile or manufactured home park,
66 camp, court, subdivision, or Planned Residential Urban Development (PRUD), or those located
67 within a non-mobile or manufactured home PRUD, a master planned community, or the
68 Destination and Recreation Resort Zone, shall have a width, not including garage area, of at
69 least 20 feet or more. The width of the dwelling is determined by indentifying the lesser of two
70 dimensions when comparing a front elevation to a side elevation.

71 (9) Required off-street parking spaces shall be side-by-side. (See section 108-8-2.)

72 (10) The county building inspector, as the zoning enforcement officer in concert with the county
73 planning commission, may approve deviations from one or more of the development or
74 architectural standards provided herein on the basis of a finding that the architectural style
75 proposed provides compensating design features and that the proposed dwelling will be
76 compatible and harmonious with existing structures in the vicinity. Together, they may also
77 require other deviations to achieve the overall goals and purposes of this chapter. These
78 requirements may be appealed to the board of adjustment.

Comment [s4]: This standard could be eliminated if the Planning Commission chose to do so. This paragraph has been re-written to provide flexibility in some circumstances. Also below, the Planning Director can waive standards for added flexibility. Also, where this standard allows "other materials" that are permitted by the building code, there is no need for it here.

Comment [s5]: This standard prohibits standard shipping containers and "Earth-ships" constructed of exposed rubber tires. The building code does not require eaves or overhangs.

79 Sec. 108-15-3. - Exceptions.

80 The Planning Director, or his/her designee, may waive any of the above architectural and/or massing
81 standards if the dwelling owner can provide a letter, from a professionally licensed architect, that:

- 82 1. Explains their agreement to the waiver of any particular standard; and
- 83 2. Certifies that, in the absence of the subject standard(s), the dwelling will be considered
84 architecturally compatible with the surrounding neighborhood due to the integration and use of
85 compensating materials and/or architectural features.

86 (Ord. of 1956, § 37-2; Ord. No. 2008-6)

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2 Sec. 108-15-1. - Codes and standards.

3 Any dwelling or other structure which is designed or intended for human habitation, which is to be
 4 located in the county outside of a mobile home park, mobile home subdivision or manufactured home
 5 subdivision or PRUD, must meet the standards of the uniform building and other codes as adopted by the
 6 county, or if it is a manufactured home, it must meet the standards of, and be certified under the National
 7 Manufactured Housing and Standards Act of 1974 and must prominently display an insignia approved by
 8 the United States Department of Housing and Urban Development and must not have been altered in
 9 violation of such codes.

10 Any structure that is designed to be lived in by one family, and is located outside of a mobile or
 11 manufactured home park, camp, court, subdivision, or Planned Residential Urban Development (PRUD),
 12 shall meet all applicable standards including those listed below and the International Building Codes, as
 13 adopted by Weber County. If a structure, designed to be lived in by one family, is constructed as a mobile
 14 or manufactured home, it shall also meet all applicable standards and be certified as meeting the U.S
 15 Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety
 16 Standards including the clear display of all necessary signage, insignias, labels, tags and data plates.

17 (Ord. of 1956, § 37-1)

18 Sec. 108-15-2. - ~~Additional~~ Other standards and requirements.

19 In addition to the above codes and standards, the following requirements standards shall also be
 20 met:

- 21 (1) The Single-family dwellings must shall be permanently connected and attached to a site-built
 22 permanent foundation which meets all applicable codes including the International Code
 23 Council (ICC) Guidelines for Manufactured Housing Installations if the dwelling is a
 24 manufactured home. Installation or transportation components, consisting of but not limited to,
 25 lifting shackles or hooks, axles, wheels, brakes, or hitches, shall be removed or hidden from
 26 view. Any running gear shall be removed and stored out of sight. Exterior walls or surfaces, that
 27 enclose or create a crawlspace area, shall Any enclosure must be anchored secured to the
 28 perimeter of the dwelling and be constructed of materials that are weather resistant and
 29 aesthetically visually mimic consistent with concrete and masonry foundation materials. These
 30 exterior walls may also be constructed of or faced with the same material used on the portion of
 31 exterior wall that encloses or creates the habitable space of the dwelling.
- 32 (2) The Single-family dwellings must shall be permanently connected to and approved for all
 33 required utilities.
- 34 (3) The Single-family dwellings must shall be taxed as real property. If the dwelling is a mobile or
 35 manufactured home that has previously been issued a certificate of title, an affidavit the owner
 36 must shall follow and meet all applicable Utah State Code titling provisions that result in the
 37 mobile or manufactured home being converted to an improvement to real property. be filed with
 38 the state tax commission pursuant to U.C.A. 1953, § 59-2-602 and qualified therefor as an
 39 improvement to real estate.
- 40 (4) The dwelling must provide a minimum of 72 square feet of enclosed storage with the minimum
 41 height of six feet located in a basement or garage area or in an accessory storage structure.
 42 Such structure shall conform to all applicable building codes.
- 43 (5) Porches and landings for ingress and egress to the dwelling must be built in accordance with
 44 chapter 3 of the International Residential Code as adopted by the State of Utah.

45 (6) At least 60 percent of the roof must be pitched at least 2:12 pitch and shall have a roof surface
 46 of wood shakes, asphalt, composition, wood shingles, concrete, metal tiles, slate, built-up gravel
 47 materials or other materials approved by the International Residential Code.

48 Single-family dwellings, except for those located within a mobile or manufactured home park,
 49 camp, court, subdivision, or Planned Residential Urban Development (PRUD), or those located
 50 within a non-mobile or manufactured home PRUD, a master planned community, or the
 51 Destination and Recreation Resort Zone, shall have a roof pitch of not less than a 2:12 ratio.

52 (7) The dwelling shall have exterior siding consisting of wood, masonry, concrete, stucco, masonite
 53 or metal or vinyl lap. The roof overhang, including rain gutters, shall not be less than one foot,
 54 measured from the vertical side of the building, but not including bay windows, nooks, morning
 55 rooms, etc.

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 59 required on bay windows, nooks, morning rooms, or other similar accessory wall projections.

60 (8) The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a
 61 depth of at least 20 feet exclusive of any garage area. The width shall be considered the lesser
 62 of two primary dimensions. If the width of the dwelling faces a street and is less than one-half of
 63 the length, the required off-street parking shall be in a two-car garage attached to the length of
 64 the dwelling.

65 Single-family dwellings, except for those located within a mobile or manufactured home park,
 66 camp, court, subdivision, or Planned Residential Urban Development (PRUD), or those located
 67 within a non-mobile or manufactured home PRUD, a master planned community, or the
 68 Destination and Recreation Resort Zone, shall have a width, not including garage area, of at
 69 least 20 feet or more. The width of the dwelling is determined by indentifying the lesser of two
 70 dimensions when comparing a front elevation to a side elevation.

71 (9) Required off-street parking spaces shall be side-by-side. (See section 108-8-2.)

72 (10) The county building inspector, as the zoning enforcement officer in concert with the county
 73 planning commission, may approve deviations from one or more of the development or
 74 architectural standards provided herein on the basis of a finding that the architectural style
 75 proposed provides compensating design features and that the proposed dwelling will be
 76 compatible and harmonious with existing structures in the vicinity. Together, they may also
 77 require other deviations to achieve the overall goals and purposes of this chapter. These
 78 requirements may be appealed to the board of adjustment.

79 **Sec. 108-15-3. - Exceptions.**

80 The Planning Director, or his/her designee, may waive any of the above architectural and/or massing
 81 standards if the dwelling owner can provide a letter, from a professionally licensed architect, that:

- 82 1. Explains their agreement to the waiver of any particular standard; and
- 83 2. Certifies that, in the absence of the subject standard(s), the dwelling will be considered
 84 architecturally compatible with the surrounding neighborhood due to the integration and use of
 85 compensating materials and/or architectural features.

86 (Ord. of 1956, § 37-2; Ord. No. 2008-6)

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3 Any structure that is designed to be lived in by one family, and is located outside of a mobile or
4 manufactured home park, camp, court, subdivision, or Planned Residential Unit Development (PRUD),
5 shall meet all applicable standards and requirements including the International Building Code and
6 those others listed below. If a structure, designed to be lived in by one family, is constructed as a
7 mobile or manufactured home, it shall also meet all applicable standards and, if appropriate, be certified
8 as meeting the U.S. Department of Housing and Urban Development’s (HUD) Manufactured Home
9 Construction and Safety Standards including the clear display of all necessary signage, insignias, labels,
10 tags, and data plates.

11 (Ord. of 1956, § 37-1)

12 Sec. 108-15-2. – Other standards and requirements.

13 In addition to the above, the following standards and requirements shall also be met:

14 (1) Single-family dwellings shall:

- 15 a. Be attached to a site-built permanent foundation which meets all applicable codes; and
16 b. Have all installation and transportation components, consisting of but not limited to, lifting
17 shackles or hooks, axles, wheels, brakes, or hitches removed or hidden from view; and
18 c. Have an exterior finish made of wood, engineered wood, masonry, concrete, fiber cement,
19 stucco, masonite, metal, or vinyl; and
20 d. Be permanently connected to all required utilities; and
21 e. Be taxed as real property. If the dwelling is a mobile or manufactured home that has previously
22 been issued a certificate of title, the owner shall follow and meet all applicable Utah State Code
23 titling provisions that result in the mobile or manufactured home being converted to an
24 improvement to real property.

25 (2) Single-family dwellings, except for those located within a mobile or manufactured home park, camp,
26 court, subdivision, or PRUD or those located within a non-mobile or non-manufactured home PRUD,
27 a County approved master planned community, or the Ogden Valley Destination and Recreation
28 Resort Zone, that have exterior walls or surfaces, that enclose or create a crawlspace area shall have
29 those walls anchored to the perimeter of the dwelling. The walls shall be constructed of or faced
30 with the following:

- 31 a. Concrete or masonry materials; or
32 b. Weather resistant materials that aesthetically imitate concrete or masonry foundation
33 materials; or
34 c. Materials that are the same as those used on the portion of the dwelling’s exterior walls that
35 enclose and create the habitable space of the dwelling.

36 (3) Single-family dwellings, except for those located within a mobile or manufactured home park, camp,
37 court, subdivision, or PRUD, or those located within a non-mobile or non-manufactured home

- 38 PRUD, a County approved master planned community, or the Ogden Valley Destination and
39 Recreation Resort Zone, shall have:
- 40 a. A roof pitch of not less than a 2:12 ratio; and
 - 41 b. Eaves that project a distance of not less than one foot as measured from the vertical side of the
42 building. Eaves are not required on exterior bay windows, nooks, morning rooms, or other
43 similar architectural cantilevers; and
 - 44 c. A width, not including garage area, of at least 20 feet or more. The width of the dwelling is
45 determined by identifying the lesser of two dimensions when comparing a front elevation to a
46 side elevation.

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49 standards if the dwelling owner can provide a letter, from a professionally licensed architect, that:

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52 architecturally compatible with the surrounding neighborhood due to the integration and use of
53 compensating materials and/or architectural features.

54 (Ord. of 1956, § 37-2; Ord. No. 2008-6)