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

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

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

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

(Ord. of 1956, § 37-1)

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

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

(1) ~~The~~ Single-family dwellings ~~must~~ shall be ~~permanently connected and~~ attached to a site-built permanent foundation which meets all applicable codes. ~~ICC Guidelines for Manufactured Housing Installations if a manufactured home.~~

(2) Installation or transportation components, consisting of but not limited to, lifting shackles or hooks, axles, wheels, brakes, or hitches, shall be removed or hidden from view. ~~Any running gear shall be removed and stored out of sight.~~

(3) ~~The~~ Single-family dwellings shall have exterior siding ~~consisting~~ made of wood, engineered wood, masonry, concrete, fiber cement, stucco, masonite, metal, or vinyl. ~~lap~~

(4) Single-family dwellings, except for those located within a mobile or manufactured home park, camp, court, subdivision, or Planned Residential Urban Development (PRUD), or those located within a non-mobile or non-manufactured home PRUD, a County approved master planned community, or the Destination and Recreation Resort Zone, that have exterior walls or surfaces, that enclose or create a crawlspace area, shall have those walls ~~Any enclosure must be~~ anchored ~~secured~~ to the perimeter of the dwelling. The walls shall ~~and~~ be constructed of or faced with the following:

1. Concrete or masonry materials; or
2. ~~that are~~ Weather resistant materials that ~~and~~ aesthetically imitate ~~consistent with~~ concrete ~~and~~ or masonry foundation materials; or
3. Materials that are the same as those used on the portion of the dwelling’s exterior walls that enclose and create the habitable space of the dwelling

~~(2)~~(5)~~The~~ Single-family dwellings ~~must~~ shall be permanently connected to ~~and approved for~~ all required utilities.

~~(3)~~(6)~~The~~ Single-family dwellings ~~must~~ shall be taxed as real property. If the dwelling is a mobile or manufactured home that has previously been issued a certificate of title, ~~an affidavit~~ the owner ~~must~~ shall follow and meet all applicable Utah State Code titling provisions that result in the mobile or manufactured home being converted to an improvement to real property. ~~be filed with the state tax commission pursuant to U.C.A. 1953, § 59-2-602 and qualified therefor as an improvement to real estate~~.

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

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

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

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

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

(8) Single-family dwellings, except for those located within a mobile or manufactured home park, camp, court, subdivision, or Planned Residential Urban Development (PRUD), or those located within a non-mobile or non-manufactured home PRUD, a County approved master planned community, or the Destination and Recreation Resort Zone, shall have eaves that project a distance of not less than one foot as measured from the vertical side of the building. Eaves are not required on exterior bay windows, nooks, morning rooms, or other similar architectural cantilevers.

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

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

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

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

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

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

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

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