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

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

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. - Other standards and requirements.**

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

(1) Single-family dwellings shall be attached to a site-built permanent foundation which meets all applicable codes.

(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.

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

(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 anchored to the perimeter of the dwelling. The walls shall be constructed of or faced with the following:

1. Concrete or masonry materials; or
2. Weather resistant materials that aesthetically imitate concrete 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.

(5) Single-family dwellings shall be permanently connected to all required utilities.

(6) Single-family dwellings shall be taxed as real property. If the dwelling is a mobile or manufactured home that has previously been issued a certificate of title, the owner 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.

(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.

(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.

(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.

**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)