

ORDINANCE 14-05

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Hyrum City allows for temporary use of a trailer, camper, or RV on residential lots with the provision that a permit is required after 90 days of occupancy to ensure against long term use as a second dwelling on a residential lot; and

WHEREAS, upon recommendation of the Planning Commission the City Council has determined there is a need to amend Title 17 to require a permit for temporary use of a trailer, camper, or RV after the first 30 days of occupancy.

NOW, THEREFORE, following a public hearing held by the Planning Commission as required by Section 17.08.150, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING TITLE 17 (ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO ALLOW A TRAILER, CAMPER, OR RV ON RESIDENTIAL LOTS FOR TEMPORARY USE WITH NO PERMIT FOR THE FIRST 30 DAYS OF OCCUPANCY, IF ADDITIONAL TIME IS NEEDED AND REQUESTED THE CITY MAY ISSUE TWO SUCCESSIVE 30 DAY PERMITS.

BE IT ORDAINED, by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. Sections 17.24.073, 17.28.073, 17.30.073, 17.32.090, 17.34.110, 17.36.090, 17.38.073, 17.44.083, and 17.45.180 of Title 17 of the Hyrum City Municipal Code are hereby amended to read as follows:

Use of trailers, campers, and RVs on residential lots.

A. This ordinance is intended to set some guidelines and conditions for the temporary use of trailers, campers, and recreation vehicles on residential lots. It is recognized that many Hyrum residents use these vehicles on a temporary basis to house family and guests. The ordinance is not intended to unduly

restrict that right, but rather to ensure against their long term use as a second dwelling on a residential lot.

- B. No permit is required for the first ~~ninety (90)~~ thirty (30) days of occupancy. If requested, two (2) consecutive thirty (30) day permits may be issued after an inspection conducted by the city insures that all items in Section E are being adhered to. The permits are available at the City Offices.
- C. A no-cost permit is required for the second ninety (90) day permit. This permit is only available for property owners who have a lot with a house under construction. The permit is available at the City ~~Hall~~ Offices.
- D. ~~Permit renewals after the first ninety (90) days under~~ Any other permits will require approval of the Planning Commission.
- E. The following conditions apply to all uses of trailers, campers, and RVs on residential lots:
 - 1. The vehicle will be located on a lot which either has an existing residential building or on a building lot for which a building permit has been issued.
 - 2. The vehicle may be temporarily hooked up to water, electrical, and sewer of the host residence.
 - 3. The vehicle shall not be located on public property.
 - 4. Only one vehicle shall be inhabited at a time.
 - 5. Successive "guests" shall be considered a continuation of a use if less than a thirty (30) day interval passes between previous guest usage.
 - 6. There shall be no charge for use of the vehicle. It is not to be considered a rental unit.
 - 7. Property owners are responsible to ensure that persons staying in trailers, campers, and RVs on their property shall exercise such comportment as to not disturb the residential nature of the neighborhood. Complaints by neighbors may result in cancellation or non-renewal of a permit.

2. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

3. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance, the zoning map, or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

4. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

5. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 19th day of June, 2014.

HYRUM CITY

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____