

CHAPTER 14  
**CONDOMINIUMS**

**SECTION:**

- 10-14-1: Purpose And Objectives
- 10-14-2: General Limitations
- 10-14-3: Planning Commission/City Council Review
- 10-14-4: Additional Final Plat Requirements

10-14-1: **PURPOSE AND OBJECTIVES:** The procedure and requirements of this chapter shall apply to and govern the construction and/or conversion of condominiums, and approval of all bylaws, record of survey maps, and declarations for condominium projects within the corporate limits of the city. Said provisions shall supplement zoning, health, building or other ordinances which may be applicable to a particular condominium project. (1-4-2000)

10-14-2: **GENERAL LIMITATIONS:**

- A. **Submission And Approval:** Prior to the construction or conversion of any building to be used as a condominium, the record of survey map or supplement thereto, the bylaws, and the declaration therefor shall be submitted to and be approved by the city in conformance with the procedures, requirements and standards contained herein, and required under the condominium ownership act, Utah Code Annotated section 57-8-1 et seq., as amended. Any costs associated with this review will be paid by the applicant.
- B. **Applicability Of Subdivision Ordinance:** A condominium project shall be considered a subdivision requiring compliance with all provisions of the subdivision ordinance.
- C. **Density:** Condominium ownership of spaces may be allowed as main uses in any zone at the density allowed by that zone.

- D. **Minimum Land:** The minimum land eligible for a condominium project shall be one (1) acre.
- E. **Conditional Use:** Condominiums will be approved as conditional uses only.
- F. **Setback Requirements:** The condominium project as a whole must meet the setbacks required by the particular zone in which it falls. (1-4-2000)

10-14-3: **PLANNING COMMISSION/CITY COUNCIL REVIEW:** In addition to the subdivision regulations, the planning commission and city council shall review such things as:

- A. **Site Plan:** A detailed site plan showing the following:
  1. Geographic layout of the project.
  2. Facilities for utility lines, road and parking areas which will be constructed. Chapter 15 of this title, off street parking and loading, must be adhered to.
- B. **Common Or Recreational Space:** The percentage of the project which will be devoted to common or recreational use and whether or not those areas are usable and contiguous. Not less than seventeen percent (17%) of the gross area of the project shall be retained in permanent open space, parks, playgrounds, etc., for the use of the occupants. Land devoted to streets, parking, driveways, required setbacks and slopes greater than thirty percent (30%) shall not be included in the computation of open space, parks or playground areas. (1-4-2000)

10-14-4: **ADDITIONAL FINAL PLAT REQUIREMENTS:** In addition to the subdivision ordinance, all final plats shall show the following:

- A. **Parking Stalls, RV Parking Areas:** For residential projects, the number of parking stalls which will be guest or open stalls, and shall also show the layout of all RV parking areas.
- B. **Exterior Boundaries:** The linear measurements and locations of the exterior boundaries of the building or buildings on the property other than within the boundaries of convertible lands.

- C. **Diagrams Floor Plans:** Diagramed floor plans of the buildings built or to be built on the property, other than within the boundaries of any convertible lands, in sufficient detail to identify each convertible space and physical unit contained within a building, including an identifying number or symbol, the official datum elevations of finished and unfinished interior surfaces of the floors and ceilings, and the linear measurements of the finished or unfinished interior surfaces of the floors and ceilings, and the linear measurements of the finished or unfinished interior surfaces of the perimeter walls, and the lateral extensions of every such convertible space and unit.
- D. **Square Footage; Address:** The size in square feet, and where applicable, the address of each unit in the condominium project.
- E. **Declaration Contents:** Contents of the declaration with respect to the standards which must be adhered to concerning maintenance, upkeep and operation of any roads, utility facilities, recreational areas and open spaces included in the project. The city will not be responsible for nor enforce covenants or bylaws of the condominium project. (1-4-2000)

