

**Chapter 19.02  
GENERAL PROVISIONS AND  
ADMINISTRATION**

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**19.02.010 Title for citation.**

This title shall be known as the “Zoning Ordinance of Cottonwood Heights, Utah,” and may be so cited and pleaded. This title shall also be known as Title 19, Cottonwood Heights Code of Ordinances.

**19.02.020 Purpose of provisions.**

This title is designed and enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city, including, among other things, the lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and distribution of land development and utilization, protection of

the tax base, and securing economy in governmental expenditures, fostering the city’s industries, and the protection of both urban and non-urban development.

**19.02.030 Interpretation as minimum requirements.**

In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum requirements for the purposes set forth.

**19.02.040 Resolution of conflicts.**

This title shall not nullify the more restrictive provisions of covenants, agreements, other ordinances, or laws, but shall prevail notwithstanding such provisions which are less restrictive.

**19.02.050 Effect on previous ordinances and maps.**

The existing ordinances of the city covering the zoning of areas and districts in the city, in their entirety and including the maps theretofore adopted and made a part of such ordinances, are hereby superseded and amended to read as set forth in this title; provided, however that this title, including the maps on file with the planning commission and by this reference made a part hereof, shall be deemed a continuation of previous ordinances, and not a new enactment, insofar as the substance of revisions of previous ordinances is included in this title, whether in the same or in different language; and this title shall be so interpreted upon all questions including, but not limited to, questions of construction, relating to tenure of officers and boards established by previous ordinances, and to questions of conforming or nonconforming uses, buildings or structures, and to questions as to the dates upon which such uses,

buildings or structures become conforming or nonconforming.

**19.02.060 Licensing requirements.**

All departments, officials and public employees of the city which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title and shall issue no permits or licenses for use, building or purpose where the same would be in conflict with the provisions of this title, and any such permit or license, if issued in conflict with the provisions of this title, shall be null and void.

**19.02.070 Time computation.**

A. In computing any period of time prescribed or allowed by this title, the day of the act, event or decision after which the designated period of time begins to run is not to be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday or legal holiday, in which event the period runs until the end of the next day which is neither a Saturday, Sunday or a holiday. When the period of time prescribed or allowed is less than seven days, intervening Saturdays, Sundays and holidays shall be excluded in the computation. A half-holiday shall be considered as other days and not as a holiday.

B. The date of a decision or recommendation of the planning commission shall be the date of the public meeting or hearing where such decision or recommendation is made. If the decision is made by the city's community development director, the date of the decision shall be the date specified on the property owner's notice or notification letter in the application file.

**19.02.080 Site plans required—  
Contents.**

A detailed site plan, drawn to scale (scale and sheet size to be determined by the community development director) shall be filed as part of any application prior to consideration or for any building permit. The site plan shall show, where pertinent:

- A. Note of scale used;
- B. Direction of North point;
- C. Lot lines, together with adjacent streets, roads and rights-of-way;
- D. Location of all existing structures on subject property and adjoining properties (completely dimensioned, including utility lines, poles, etc.);
- E. Location of the proposed construction and improvements, including the location of all signs;
- F. Motor vehicle access, including individual parking stalls, circulation patterns, curb, gutter, and sidewalk location;
- G. Necessary explanatory notes;
- H. Name, address and telephone number of builder and owner; and
- I. All other information that may be required, as determined by the director.

**19.02.090 Building and use permits  
required.**

Construction, alteration, repair or removal of any building or structure, or any part thereof, as provided or as restricted in this title, shall not be commenced or proceeded upon except after the issuance of a written permit for the same by the city's building official. The use of the land shall not be commenced or proceeded upon except upon the issuance of a written permit for the same by the director. No use permit shall be required for land used for agricultural purposes, as defined in this

title, and/or for the keeping or raising of animals or fowl.

**19.02.100 Compliance prerequisite to permit issuance.**

After the effective date of the ordinance codified in this title, no building permit may be issued without first having been approved by the director. The director or his designee shall not approve a building permit if any building, structure or use of land would be in violation of any of the provisions of this title, nor shall any other city officer grant any permit or license nor the use of any building or land if use would be in violation of this title.

**19.02.110 Improvements—  
Performance bonds.**

A. Any improvements required under this title or by the planning commission including, but not limited to, curb, gutter and sidewalk, fences, landscaping, streets, fire hydrants and parking, shall be satisfactorily installed prior to the city authorizing electrical service being provided; or, if no electrical service is required, prior to occupancy permit issuance for the land being developed. In lieu of actual completion of such improvements prior to electrical service being provided or occupancy permit, a developer may file with the city a completion bond, in form and amount specified by the city, to ensure completion of improvements within one year. Twenty-five percent of the bond amount for public improvements, such as curb, gutter, sidewalk, road surfacing and fire hydrants, shall extend for a one-year period beyond the date the improvements are completed, to guarantee replacement of such defective public improvements. Upon completion of the improvements for which a completion bond has been

filed, the developer shall call for inspections of the improvements by the director or his designee.

B. If the city determines that the required improvements should be completed in a specified sequence and/or in less than a one-year period in order to protect the health, safety and welfare of the city or its residents from traffic, flood, drainage or other hazards, it may require in approving the completion bond that the improvements be installed in a specified sequence and period which may be less than one year and shall incorporate such requirements in the completion bond.

C. Such completion bonds shall be processed and released in accordance with the procedures set forth in this code.

D. When the developer is a school district, municipality, service area, special-purpose district or other political subdivision of the state, the city may waive the bond and accept a letter from the developer's governing body guaranteeing installation of the improvements. Before approving any such waiver, the city shall receive a recommendation from the director.

**19.02.120 Development standards.**

The planning commission may adopt development standards for use as a guide in conditional use review, site plan review, subdivision design, and for use in site plan review for single-family dwellings.

**19.02.130 Application and permit expiration.**

A. Applications applied for under this title shall not be considered for processing and/or approval if no new submittals are received by the city for a period of six months. Resubmitted applications related to an expired application shall conform to current

zoning, subdivision and other standards under this code at the time of resubmittal to the city.

B. Conditional use permits, grading permits, site plan permits, building permits, use permits, sign permits and any other permit issued under this title shall become null and void if the work authorized under such permit has not been commenced within one year after the date such permit was issued and substantially completed within two years following such issuance.