

5-8: NC-1 NEIGHBORHOOD COMMERCIAL ZONE

G. HEIGHT AND BUILDING SIZE REQUIREMENTS

The height and building size requirements within the NC-1 zone shall be as follows:

1. The maximum permissible height of any structure shall be forty (40) feet as measured from the currently adopted building construction codes of Utah County or by any future edition of these codes that may be adopted.

Exception 1: An antenna of a “stealth telecommunications transmission facility” which is attached to an existing pole of an electrical (or other utility) line (or placed on a replacement pole therein) may exceed the initial elevation of such pole by no more than 10 feet.

Exception 2: For large scale utility line structures, there shall be no maximum height.

Exception 3: Otherwise, a height in excess of 40 feet, if for unoccupied structures, may be approved by the Board of Adjustment as a special exception granted according to the terms of zoning section 7-21.

Note: The provisions of the APO Airport Overlay Zone, setback standards, or other provisions of the ordinance may result in a lesser height than that stated above.

2. The minimum height of any dwelling shall be eight (8) feet above natural grade.

3. The floor area of a retail variety store (medium size) shall not exceed eight thousand (8,000) square feet.

4. The floor area of an accessory storage structure (or the total floor area of a group of accessory structures) shall not exceed fifty (50) percent of the floor area of the main building on the lot.