

CHAPTER 3

CONDOMINIUM PROJECTS

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26-3-1 Definitions.

- A. "Condominium Project": A real estate condominium project, a plan or project whereby two or more units, whether contained existing or proposed apartment, commercial or industrial buildings or structures or otherwise, are separately offered or proposed to be offered, for sale. Condominium project shall also mean the property where the context so requires.
 - B. "Unit": A separate physical part of the property intended for any type of independent use, including one or more rooms or spaces located in one or more floors (or part or parts of floors) in a building or a time period unit, as the context may require. A convertible space shall be treated as a unit in accordance with 57-8-13.4, U.C.A., 1953, as amended.
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26-3-2 Condominium Projects - Subdivision.

A condominium project shall be considered to be a subdivision, and a Record of Survey Map or supplement thereto prepared pursuant to the condominium Ownership Act 57-8, U.C.A., 1953, as amended, shall be considered to be a subdivision map or plat with respect to such real property or improvements that are to be dedicated to the use of the public, and to those units which are not contained existing or proposed buildings.

26-3-3 Condominium Projects to Comply with Local Ordinances.

Condominium projects shall comply with all the provision of the Weber County Uniform Zoning Ordinance, the Building, Health and similar development regulations and ordinances of Weber County, and with Weber County Subdivision Regulations and shall follow the procedure outlined in such regulations for processing subdivisions.

The standards and criteria for geographical layout of a condominium project, the facilities of utility lines and roads, the percentage of the project to be devoted to common or recreational use shall comply with the provisions of the above ordinances and regulations.

26-3-4 Approval of Condominium Declaration.

A copy of the preliminary Condominium Declaration prepared pursuant to 57-8, U.C.A., 1953 as amended, shall be submitted to the Planning Commission along with the preliminary record of survey, for review and approval with respect to the standards for the maintenance, upkeep and operations of roads, the facilities of utility lines and roads, recreational areas, and open spaces in the project.

26-3-5 Installation of Improvements.

The developer of a condominium project shall at his own expense install the improvements listed in Chapter 4 of this Ordinance. In addition, proposed recreation facilities, clubhouses, recreation vehicle parking areas and landscaping materials in accordance with and approved plan shall be included in the guarantee of improvements provided by the developer to Weber County prior to final approval by Weber County or except as provided in Chapter 4 of this Ordinance, in accordance with the plans and specifications of approved by the County.

(Amd. Ord. #2-82, 1/26/82)
