

CHAPTER 02-18 ADMINISTRATION and PROCEDURES

02-18-001 Single family or two-family dwelling standard

Any detached single family or two family dwellings located on an individual lot in Naples City must meet the following requirements:

- A. Must be located or constructed on a legally subdivided parcel of land which meets all of the requirements of the Naples City Land Use Ordinance in force at the time of its creation and has been accepted along with any and all improvements by the Naples City Council and has been recorded for record in the office of the Uintah County Recorder.
- B. Shall be constructed using the most recently adopted edition of the International Residential Code (IRC) or if a manufactured home shall have affixed to it an insignia approved by the U.S. Department of Housing and Urban Development (HUD).
- C. A used moved-in single family or two family dwelling, or a used manufactured home shall be inspected by the Naples City Building Official and must comply with the requirements of the currently adopted (IRC) or if a manufactured home to the (HUD) standards and shall have affixed to it its original insignia issued by the U.S. Department of Housing and Urban Development (HUD).
- D. Shall be attached to a permanent site built footing and foundation as required for all new dwellings constructed under the most current edition of the International Residential Code (IRC) or a licensed design specialist (engineer). Footings shall be designed to prevent uplift and shall extend to a minimum depth of thirty (30) inches below finished grade. Footing and foundation shall enclose 100% of the perimeter of the building.
- E. Shall be taxed as real property and filed with Uintah County.
- F. Shall have a minimum of 720 square foot of habitable area per floor and shall be a minimum twenty-four (24) feet deep measured perpendicular from the front to the rear wall lines at its narrowest point, excluding any second floor living area, garage, porches, decks, alcoves and other appendages which together do not exceed twenty-five (25) percent of the dwelling. ¹The RA-1, RA-2, and A-1 zones, shall have a minimum of twenty (20) feet dep measured perpendicular from the front to the rear wall lines at the narrowest point, excluding any second floor living area, garage, porches, decks, alcoves and other appendages which together do not exceed twenty-five (25) percent of the dwelling.
- G. Shall have a minimum roof pitch as allowed by the IRC which has been

¹ Amended June 13, 2019

constructed to a minimum of thirty (30) pound per square foot roof snow load and a 115 mph (ultimate) wind load. The roof overhang must be a minimum of six (6) inches, not counting rain gutters.

- H. Shall provide off street parking as required in section 02-15 of the Naples City Land Use Ordinance.
- I. Must be permanently connected to approved utilities; water, sewer or septic, gas and electric.
- J. The dwelling may have bay windows that encroach into any required setback from the property line a maximum of twenty-four (24) inches from the home wall line without violation of the setback requirements.

Open-covered porch roofs over landings and steps may encroach up to five (5) feet from the home wall line into the front yard without violating the front yard setback.

Attached or unattached, uncovered open patios have no setback requirements.

Attached-covered patios may encroach into the rear setback, but must maintain a minimum setback of 20 feet from the rear lot line.

Attached decks may encroach into the rear setback but must maintain a minimum setback of 20 feet from the rear lot line.

Unattached decks shall have the same setbacks as accessory buildings in the applicable zone.

The single family and two family dwelling wall line shall be the foundation wall of the home.

- K. The City Council may approve deviations from one or more of the developmental standards provided in Subsection F through H, and J after receiving input and recommendation from the Naples City Land Use Administrator, the Naples City Planning Commission, and the Naples City Building Official.