

ORDINANCE 2003-34

AN ORDINANCE AMENDING SECTION 4-3 OF THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY; REPEALING THE "NO FRONTAGE" REQUIREMENT FOR SEASONAL CABINS; CLARIFYING REQUIREMENTS FOR LOTS CREATED THROUGH AGRICULTURAL PARTITIONS; AND MAKING TECHNICAL AMENDMENTS

THE LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS AS FOLLOWS:

SECTION I - AMENDMENT. Chapter 4-3 of the Uniform Zoning Ordinance of Tooele

County is hereby amended to read:

4-3 Lot standards.

(1) Except for planned unit developments and cluster subdivisions or as otherwise provided in this Uniform Zoning Ordinance of Tooele County, every lot shall have such area, width and depth as is required by for the zoning district in which such lot is located.

(2) Lots shall have frontage upon a dedicated or publicly-approved street before any building permit may be issued, except residential lots may front upon private roads approved by the planning commission, subject to Tooele County Code §15-2-6.

(3) In residential and rural residential zoning districts, no lot shall be created which is more than three times as deep as it is wide. In rural residential zoning districts, a special exception thereto may be granted by the board of adjustment if it can be shown by the applicant that a deeper lot represents the most judicious configuration of the property, but in no case shall the exception be granted for more than five lots in any subdivision, neither shall it create a lot more than five times as deep as it is wide.

(4) Any lot or portion thereof that exceeds 30% slope is not buildable.

(5) Any lot created by virtue of Tooele County Code Section 13-1-8 or 17-27-806, Utah Code Annotated for an agricultural partition is not a buildable lot for a residential dwelling or use. To become a residential building lot, the lot or parcel shall first be divided as a subdivision under Title 13 of the Tooele County Code.

SECTION II - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

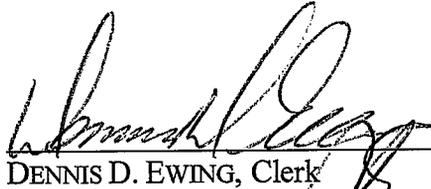
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SECTION III - EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

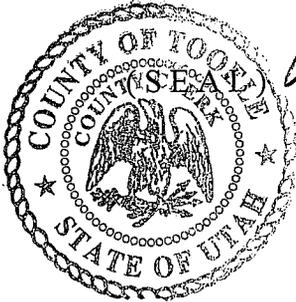
IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 9th day of December 2003.

ATTEST:

TOOELE COUNTY COMMISSION

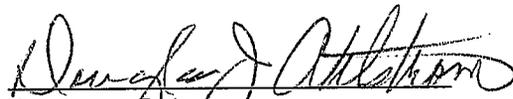

DENNIS D. EWING, Clerk


DENNIS L. ROCKWELL, Chairman



Commissioner Rockwell voted aye
Commissioner White voted aye
Commissioner Lawrence voted aye

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney