

ORDINANCE 2005-06

AN ORDINANCE AMENDING CHAPTER 16 OF THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY, REDUCING SIDE YARD SETBACKS FOR ACCESSORY BUILDINGS

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - SECTIONS AMENDED. Sections 16-1-2, 16-1-4, 16-1-6, 16-1-8, 16-2-2, 16-2-4, 16-2-6 of The Uniform Zoning Ordinance of Tooele County are hereby amended to read as attached hereto on Exhibit A.

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 Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date, if more than 15 days after passage.

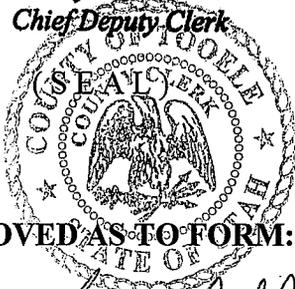
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 8th day of March 2005.

ATTEST:

TOOELE COUNTY COMMISSION:

Marilyn K. Gillette
DENNIS D. EWING, *Marilyn K. Gillette*
Chief Deputy Clerk

Dennis Rockwell
DENNIS ROCKWELL, Chairman



APPROVED AS TO FORM:

Douglas J. Ahlstrom
DOUGLAS J. AHLSTROM
Tooele County Attorney

Commissioner Rockwell voted *aye*
Commissioner Lawrence voted *absent*
Commissioner Johnson voted *aye*

EXHIBIT A
TO ORDINANCE 2005-06
SECTIONS AMENDED

16-1-2. R-1-8 development restrictions.

The development restrictions in R-1-8 zoning districts are as follows:

- (1) Minimum lot size: 8,000 square feet.
- (2) Minimum width: 70 feet.
- (3) Minimum frontage on a public street or an approved private street: 40 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 25 feet.
 - (b) rear yard:
 - (i) main building: 20 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 35 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.

16-1-4. R-1-10 development restrictions.

The development restrictions in R-1-10 zoning districts are as follows:

- (1) Minimum lot size: 10,000 square feet.
- (2) Minimum width: 80 feet.
- (3) Minimum frontage on a public street or an approved private street: 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 20 feet.
 - (b) rear yard:
 - (i) main building: 20 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 35 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.

16-1-6. R-1-12 development restrictions.

The development restrictions in R-1-12 zoning districts are as follows:

- (1) Minimum lot size: 12,000 square feet.
- (2) Minimum width: 80 feet.
- (3) Minimum frontage on a public street or an approved private street: 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet.
 - (b) rear yard:
 - (i) main building: 25 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 30 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.

16-1-8. R-1-21 development restrictions.

The development restrictions in R-1-21 zoning districts are as follows:

- (1) Minimum lot size: 21,780 square feet (½ acre).
- (2) Minimum width: 100 feet.
- (3) Minimum frontage on a public street or an approved private street: 50 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet.
 - (b) rear yard:
 - (i) main building: 30 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 20 percent
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.

16-2-2. R-M-7 development restrictions.

The development restrictions in R-M-7 zoning districts are as follows:

- (1) Minimum lot size:
 - (a) 7,000 sq ft. for the first dwelling unit;
 - (b) 6,000 sq ft. for each additional dwelling unit; and
 - (c) maximum density is seven dwelling units per acre.
- (2) Minimum width: 70 feet.
- (3) Minimum frontage on a public street or an approved private street: 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 25 feet.
 - (b) rear yard:
 - (i) main building: 30 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 35 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.

16-2-4. R-M-15 development restrictions.

The development restrictions in R-M-15 zoning districts are as follows:

- (1) Minimum lot size:
 - (a) 8,000 sq ft. for the first dwelling unit;
 - (b) 2,500 sq ft. for each additional dwelling unit; and
 - (c) maximum density is 15 dwelling units per acre.
- (2) Minimum width: 70 feet.
- (3) Minimum frontage on a public street or an approved private street: 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 25 feet.
 - (b) rear yard:
 - (i) main building: 20 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 55 feet.
- (7) Maximum building coverage: 50 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.

16-2-6. R-M-30 development restrictions.

The development restrictions in R-M-30 zoning districts are as follows:

- (1) Minimum lot size:
 - (a) 8,000 sq ft. for the first dwelling unit;
 - (b) 1,200 sq ft. for each additional dwelling unit; and
 - (c) maximum density is 30 dwelling units per acre.
- (2) Minimum width: 70 feet.
- (3) Minimum frontage on a public street or an approved private street: 45 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 25 feet.
 - (b) rear yard:
 - (i) main building: 20 feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
 - (c) side yard:
 - (i) main building: eight feet; and
 - (ii) accessory buildings: three feet, provided they do not encroach on any easement.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 75 feet.
- (7) Maximum building coverage: 50 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal; and
 - (h) street monuments.