

ORDINANCE 2003-04

AN ORDINANCE AMENDING SECTIONS 4-3 AND 4-16 OF THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY; ALLOWING UP TO SIX-FOOT HIGH VIEW-OBSCURING FENCES ON CORNER LOTS IN RESIDENTIAL ZONES ON THE SIDE OF THE HOUSE THAT DOES NOT FACE THE STREET, PROVIDED THE FENCE IS AT LEAST FIVE FEET BEHIND THE FRONT FACADE; AND DECLARING THAT PORTIONS OF LOTS EXCEEDING 30 PERCENT SLOPE ARE NOT BUILDABLE

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

SECTION I - AMENDMENT. Section 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 the Uniform Zoning Ordinance of Tooele County, every lot shall have the area, width and depth required by the zoning district in which such lot is located. Lots shall have the minimum required 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. Seasonal cabin lots require no public street or private road frontage.

(2) 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.

(3) Any lot or portion thereof that exceeds 30 percent slope is not buildable.

SECTION II - AMENDMENT. Section 4-16 of the Uniform Zoning Ordinance of Tooele County is hereby amended to read:

4-16 Maximum height of fences, walls and hedges.

(1) Fences, walls and hedges may be established to the permitted building height for the zoning district in which they are located when within the buildable area, provided that any such structure over six feet high requires a building permit.

(2) View-obscuring fences, walls, and hedges may not exceed three feet in height within any required front yard. Corner lots in residential zones are allowed a view-obscuring fence only on the side of the house that does not face the street, up to six feet in height at the property line provided the fence is located at least five feet behind the front facade. No fences, walls, or hedges over two feet in height may be located in the clear view zone.

(3) Where a fence, wall, or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall, or hedge may be erected or allowed to the maximum height permitted on either side of the property line.

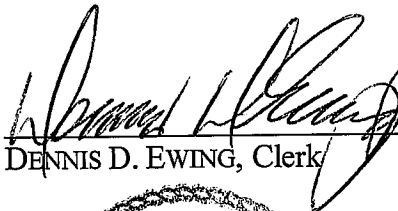
SECTION III - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.


SECTION IV - 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 11th day of March 2003.

ATTEST:

TOOELE COUNTY COMMISSION


DENNIS D. EWING, Clerk


DENNIS L. ROCKWELL, Chairman

