

**BIG WATER TOWN
ORDINANCE 07-2024**

**THE TOWN OF BIG WATER, KANE COUNTY, UTAH IS AMENDING BIG
WATER ZONING CODE 15.20.060 TABLE OF DEVELOPMENT STANDARDS**

WHEREAS, the Planning and Zoning has worked to keep our Tables of development Standards as up to date as possible;

WHEREAS, Town Council held a public hearing April 17, 2024, and has duly considered such recommendations as was received;

WHEREAS, Council deems that the Zoning Ordinance is in compliance with the State Code, is in the best interest of the people of Town of Big Water, and are consistent with the Town's current zoning policies;

WHEREAS, the Planning and Zoning passed these updates April 1, 2024;

NOW THEREFORE, be it ordained by the Council of Big Water Town, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.20.060 Tables Of Development Standards” of the Big Water Zoning Code is hereby *amended* as follows:

AMENDMENT

15.20.060 Tables Of Development Standards

The Tables of Development Standards (Tables 2 and 3) accompanies the Table of Uses. These tables identify the required minimum site development standards for each Zoning District.

**TABLE 2
MINIMUM REQUIRED DEVELOPMENT STANDARDS
RESIDENTIAL ZONES**

with Health Department approval required for the Principal Building required for the Principal Building

MINIMUM DEVELOPMENT STANDARDS					
DEVELOPMENT STANDARD	RESIDENTIAL ZONING DISTRICT				
	RE-2	RE-1	R-1	R-2	M-1
PRINCIPAL BUILDINGS					

Lot Required	Principal Buildings shall be on a Legal Lot, as defined by this Ordinance				
Utilities	Principal Buildings shall be permanently connected to and approved for all required utilities				
Permanent Foundation	Principal Buildings must be located on a site-built permanent foundation which meets the Building Code, and all other Codes, as adopted or if a Manufactured Home meets the requirements for manufactured housing installations				
Minimum Lot Size Required	1.0 acres, or larger as required by the Health Department to provide culinary water and sanitary sewer services	0.5 acres, or larger as required by the Health Department to provide culinary water and sanitary sewer services.	12,000 square feet, or larger as required by the Health Department to provide culinary water and sanitary sewer services.	6,400 square feet, or larger as required by the Health Department to provide culinary water and sanitary sewer services.	0.5 acres, or larger as required by the Health Department to provide culinary water and sanitary sewer services.
Maximum Building Height	27 feet	27 feet	27 feet	27 feet	35 feet
Minimum Lot Width	80 feet	80 feet	80 feet	66 feet	80 feet
Minimum Front Yard	30 feet	30 feet	20 feet	20 feet	30 feet
Minimum Rear Yard	20 feet. 10 feet for all buildings on a Corner Lot if the Rear Yard is	20 feet. 10 feet for all buildings on a Corner Lot if the Rear Yard is	10 feet.	7.5 feet.	30 feet. 20 feet for all buildings on a Corner Lot if the Rear Yard is

	adjacent to the Side yard of adjoining lot	adjacent to the Side Yard of adjoining lot			adjacent to the Side Yard of adjoining lot.
Minimum Side Yard	10 feet. 30 feet for a corner lot for the Side yard adjacent to the street	10 feet. 30 feet for a corner lot for the Side yard adjacent to the street	10 feet. 20 feet for a corner lot for the Side yard adjacent to the street	7.5 feet. 20 feet for a corner lot for the Side yard adjacent to the street	10 feet. 30 feet for a corner lot for the Side Yard adjacent to the street.
Minimum Distance Between Buildings Housing Animals and Dwelling	60 feet 100 feet from neighbors	60 feet 100 feet from neighbors	60 feet 100 feet from neighbors	60 feet 100 feet from neighbors	60 feet 100 feet from neighbors
Minimum Floor Area for Dwelling, excluding any area used as a detached or attached garage.	1,000 sq. ft. excluding any area used as a detached or attached garage.	1,000 sq. ft. excluding any area used as a detached or attached garage.	1,000sq. ft. excluding any area used as a detached or attached garage.	No Minimum Requirement	1,000 sq feet excluding any area used as a detached or attached garage.
Total Maximum Lot Coverage (all structures, Principal and Accessory)	50%	50%	50%	50%	50%
Individual Sewage	Allowed with Health	Allowed with	Allowed with	Allowed with Health	Allowed with Health

System	Department approval	Health Department approval	Health Department approval	Department approval	Department approval
Power	Buried, unless the system is independent or prohibited by Power provider.	Buried, unless the system is independent or prohibited by Power provider.			Buried, unless the system is independent or prohibited by Power provider.
ACCESSORY BUILDINGS					
	All Accessory Structures shall be on a Lot, as defined by this Ordinance. No permit for an accessory building shall be issued by the Town unless a permit for the construction of a	All Accessory Structures shall be on a Lot, as defined by this Ordinance, and must be clearly incidental and			All Accessory Structures shall be on a Lot, as defined by this ordinance and must be clearly incidental and typically associated with the Principa

Lot and Principal Building Required	principal building has been issued, or is being issued concurrently with a permit to establish a principal building, or a legally established principal building already exists on the lot.	typically associated with the Principal Use existing on the lot or a Principal building must be constructed on the lot within one (1) year of the construction or establishment of any accessory building or accessory use			Use existing on the lot, or a Principal building must be constructed on the lot within one year of the construction or establishment of any accessory building or accessory use
Minimum Front Yard	As required for the Principal Building	As required for the Principal Building	As required for the Principal Building	As required for the Principal Building	As required for the Principal Building
Minimum Rear Yard	10 feet	10 feet	10 feet	6 feet	10 feet
	10 feet, 30 feet for a			6 feet, 20 feet for a	10 feet, 30 feet for a

Minimum Side Yard	corner lot for the Side yard adjacent to the street	10 feet. 30 feet for a corner lot for the Side yard adjacent to the street	8 feet. 20 feet for a corner lot for the Side yard adjacent to the street.	corner lot for the Side yard adjacent to the street.	corner lot for the Side Yard adjacent to the street
Maximum Height for Accessory Building	16 27feet	20 27 feet	20 27 feet	20 27 feet	20 35 feet

**TABLE 3
TABLE OF REQUIRED DEVELOPMENT STANDARDS
BIG WATER NONRESIDENTIAL ZONES**

REQUIRED DEVELOPMENT STANDARDS	
SITE DEVELOPMENT REQUIREMENT	ZONING DISTRICT
	C-1
PRINCIPAL BUILDINGS	
Lot Required	Principal Buildings shall be on a Legal Lot, as defined by this Ordinance
Utilities	Principal Buildings shall be permanently connected to and approved for all required utilities, unless provided by an approved onsite system
Permanent Foundation	Principal Buildings must be located on a site-built permanent foundation which meets the Building Code and all other Codes, as adopted
Minimum Lot Size	Sufficient to meet all site requirements of this Ordinance, Conditions for Conditional Use approval, and requirements of Health Department for culinary water and sanitary sewer service, as applicable
Maximum Building Height	35 feet
Minimum Lot Width	One-third of lot depth
Minimum Front Yard	10 feet, covered parking shall have no minimum front yard, except on a corner lot where it should meet the requirements in Section 15.22.070
Minimum Rear Yard	30 feet if located adjacent to a residential use or residential zone

	otherwise as allowed by the Building Code, as adopted
Minimum Side Yard	30 feet if located adjacent to a residential use or residential zone otherwise as allowed by the Building Code, as adopted
ACCESSORY STRUCTURES	
Lot and Principal Building Required	All Accessory Structures shall be on a Legal Lot, as defined by this Ordinance, and must be clearly incidental and typically associated with a Principal Use existing on the lot
Minimum Front Yard	10 feet, covered parking shall have no minimum front yard, except on a corner lot where it should meet the requirements in Section 15.22.070
Minimum Rear Yard	30 feet if located adjacent to a residential use or residential zone, otherwise as allowed by the Building Code, as adopted
Minimum Side Yard	30 feet if located adjacent to a residential use or residential zone, otherwise as allowed by the by the Building Code, as adopted
Maximum Height	35 feet

PASSED AND ADOPTED BY THE BIG WATER TOWN COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Council member Jim Lybarger	_____	_____	_____	_____
Mayor David Schmuker	_____	_____	_____	_____
Council member Levi Banfill	_____	_____	_____	_____
Council member Luke McConville	_____	_____	_____	_____
Council member Keith Crowley	_____	_____	_____	_____

Presiding Officer

Attest

David W. Schmuker, Mayor, Big Water Town

Katie Joseph, Clerk, Big Water Town