

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting, on Wednesday, June 4, 2025, at 6:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecity.gov.

*We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching “Tooele City Channel”.*

AGENDA

- 1. Open City Council Meeting**
- 2. Roll Call**
- 3. Mayor's Report**
- 4. Council Members' Report**
- 5. Discussion Items**
 - a. Discussion on Proposed Amendments to Tooele City Code 7-1-5 Definitions and Tables 1, 2, and 3 of Tooele City Code 7-14 Residential Zoning Districts Regarding Duplexes, Town Homes, Condominiums, and Associated Lot Sizes and Zero Lot Line Development**
Presented by Andrew Aagard, Community Development Director
 - b. Discussion on Animal Licenses**
Presented by Adrian Day, Police Chief
 - c. Budget Discussion**
Presented by Shannon Wimmer, Finance Director
- 6. Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
- 7. Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or Michellep@Tooelecity.gov, prior to the meeting.

MEMORANDUM

To: Tooele City Council
Cc: Mayor Debbie Winn
From: Andrew Aagard, AICP, Director
Date: May 29, 2025
Re: Twin Homes

Tooele City has an abundance of twin homes. Drive through Shetland Meadows Subdivision and many privately owned twin homes will be seen. There is Porter's Place on Coleman Street. Valo on Vine is a development exclusive to twin homes. It is not a unique use in Tooele City to be sure. Recently, Staff have been fielding requests by Habitat for Humanity to construct twin homes in the Murdock Subdivision. Murdock Subdivision is a subdivision that was approved exclusively for single family homes on lots 7,000 square feet or larger. In evaluating our subdivision standards and ordinances it has been discovered that the ordinance does not clearly address twin homes.

Tooele City's MR-16, MR-12, MR-8, R1-7 and R1-8 Residential zoning districts permit the construction of two family dwellings, also known as duplexes. The issue isn't the use of two family dwellings within these zones as the use is already permissible. The issue involves the location of the property line and the ordinance's requirements for building setbacks from property lines. It is the intent of Staff to resolve this issue and to create a clear distinction in the code for zero lot line development as it relates to twin homes.

There is a difference between a duplex and a twin home.

- A duplex is a multi-family home. In a duplex there are two units with two sets of tenants. A duplex has one owner that is responsible for renting out and maintaining the entire property.
- A twin home also has two units, however, twin homes are technically classified as single-family homes because the twin home owner owns and maintains their half of the property.

Tooele City codes easily permit a duplex because when a duplex is constructed it does not involve a property line bisecting the unit into two. The duplex structure rests in the middle of a large lot and as such does not result in any setback issues. The issue arises when it is desired to create a twin home. A twin home proposes to divide the two family dwelling right down the middle of the structure creating a zero lot line development which our code currently does not address, anywhere.

It should also be noted that in order to construct a duplex in Tooele City the ordinance requires double the lot size that is required for a single-family dwelling. For example, in the R1-7 Residential zone in order to build a duplex the lot size must be 14,000 square feet where the minimum lot size for a single-family residential structure is 7,000 square feet. With a duplex, the 14,000 square foot lot size is clearly defined in the ordinance. With a twin home it is not clearly defined because the lot will be divided into two privately owned lots, the property line extending down the middle of the structure. Staff would like the code clearly address twin home lot sizes as well.

Therefore, Staff is proposing the following amendments to the City code to make twin home developments more feasible and permissible under the City code:

1. **7-1-5. Definitions:** Staff is proposing two definitions be added to the ordinances definition section.
 - a. Add twin home to the ordinance's definition of a two family dwelling.

- b. Define a duplex as a two family dwelling that shares a center wall on one shared lot.
- c. Define a twin home as a two family dwelling that shares a center wall and the lot line extends down the middle of the home dividing the structure into two privately owned units on privately owned lots.

2. **7-14 Residential Zoning Districts Table 1: Table of Uses:** Staff is proposing to make a "condominium" dwelling a conditional use in both the R1-7 and R1-8 Residential zoning districts. A condo plat is one way that a twin home development can be facilitated. However, currently a condo plat can only occur on properties in the MR zoning districts. Permitting condo plats for two family dwellings in zones that permit two family dwellings is another tool in the City's tool box to facilitate twin home developments.

3. **7-14 Residential Zoning Districts Table 2: Table of Allowed Density:** Staff is proposing two changes to this table.

- a. Removing the row titled "zones being replace by inclusion." This was included in the table years ago when the City eliminated the HDR and MDR zoning districts and went with the RM zoning districts for multi-family zones. It served a purpose years ago but is entirely unnecessary today.
- b. On the two family dwelling row Staff proposes the addition of "twin home" with lot size clearly defined. If one desires to do a twin home each privately owned lot shall be the same size as a single-family dwelling lot. This lot size issue should be discussed to determine if this is how the Council wants to proceed.

4. **7-14 Residential Zoning Districts Table 3: Site Planning and Development Standards for Primary Buildings and Structures:** Staff is proposing three changes to this table and they are as follows:

- a. Staff is proposing to strike the minimum lot width requirement for properties in the MR-20, MR-16, MR-12 and MR-8 Multi-Family Residential zoning districts. These lot width requirements were included in the table during a time when the City code permitted single-family construction in multi-family residential zones. At least 5 years ago the City eliminated the construction of single-family homes in multi-family zones and as such the lot width requirement is no longer necessary. In fact, this lot width requirement often comes into conflict with town house development and the lack of minimum lot size requirement that was placed into the code to facilitate private ownership of town homes.
- b. Staff is proposing the addition of two footnotes regarding Minimum Side Yard Setbacks for Interior lots, specifically on the R1-7 and R1-8 columns. The foot note will then direct the reader to the notes section at the end of the table.
- c. Staff is proposing to expand note #2 to state "Twin Homes may be permitted a zero lot line for internal side yard setbacks." Including this in the code will clearly permit zero lot line development and eliminate the ambiguity of how we permit the property line extending down the middle of a structure for two family dwellings.

The proposed amendments do not create any new uses that currently are not permissible in these zoning districts. The proposed amendments are intended to create greater flexibility in two family housing development. Under the proposed amendments a developer can now build two family dwellings in the three following ways. 1) Duplex, 2) Condo and 3) Twin home, where currently, if we go by the letter of the ordinance, a two family dwelling can only be a duplex.

Staff is confident that this will help facilitate great flexibility in construction of affordable homes within Tooele City and also assist staff in reviewing these proposed housing arrangements and ensuring they meet and comply with the City Code. The proposed amendments will also eliminate hundreds of currently legally non-conforming zero lot line twin homes and bring them into conformity with the code.

7-1-5. Definitions.

Dwelling; Two-family – A structure designed to be occupied by two families, the structure having two dwelling units. Includes a duplex [and twin home](#).

[Duplex; A two family dwelling that shares a center wall on one shared lot.](#)

[Twin Home; - A two family dwelling that shares a center wall and the lot line extends down the middle of the home dividing the structure into two privately owned units on privately owned lots.](#)

Title 7 Chapter 14 Residential Zoning Districts

Table 1: Table of Uses

USE	District													
	MR-20	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30	RR-1	RR-5	RR-20	MU-160
Churches and Religious Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Commercial Day-Care/Pre-School		C	C	C	C									
Commercial Kennel/Animal Hospital												C	C	C
Concrete and Asphalt Plant														C
Day Treatment Facility and Program		C	C	C	C	C	C	C	C	C	C	C	C	C
Dwelling: Single-Family					P	P	P	P	P	P	P	P	P	P
Dwelling: Two-Family		P	P	P	P	C								
Dwelling: Multi-Family	P	P	P	P										
Dwelling: Cabin/Seasonal Home												C	C	
Dwelling: Condominium	P	P	P	P	C	C								
Dwelling: Farm and Ranch Employee Housing												C	C	

Table 2: Table of Allowed Density

	Residential Zoning Districts									
	Multi-Family				Medium Density			Low Density		
	MR-20	MR-16	MR-12	MR-8	R1-7	R1-8	R1-10	R1-12	R1-14	R1-30
Zones Being Replaced by Inclusion	-	HDR, RM 16 (and proposed RM12)	-	MDR, R2.8 (and proposed RM 10, RM 8)	R1-7	R1-8, R1-9 (and proposed RM 4)	R1-10 (and proposed RM 4)	R1-12	R1-14	R1-30
Single Family Dwelling/Minimum Lot Size (square feet)	Not Permitted	Not Permitted	Not Permitted	Not Permitted	P/7,000	P/8,000	P/10,000	P/12,000	P/14,000	P/30,000
Two-Family Dwelling/Minimum Lot Size (square feet)	Not Permitted	P/10,000 <u>Twin Home – 5,000 each lot.</u>	P/11,000 <u>Twin Home – 5,500 each lot.</u>	P/12,000 <u>Twin Home – 6,000 each lot.</u>	P/14,000 <u>Twin Home – 7,000 each lot.</u>	C/16,000 <u>Twin Home – 8,000 each lot.</u>				
Multi-Family Dwelling	P Maximum 20 Units Per Acre	P Maximum 16 ¹ Units Per Acre ²	P Maximum 12 ³ Units Per Acre ²	P Maximum 8 Units Per Acre						
Multi-Family Dwelling Minimum Lot Size	No Minimum ⁴	No Minimum ⁴	No Minimum ⁴	No Minimum ⁴						

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Maximum Dwelling Units Per Acre for PUD	20.0	16.0	12.0	8.0	5.0	4.0	3.5	3.0	2.5	1.2
Other Allowed Uses (Minimum Square Feet Required)	8,000	8,000	8,000	8,000	10,000	10,000	12,000	12,000	14,000	30,000

Table 7-14 Allowed Density

Table 3: Site Planning and Development Standards for Primary Buildings and Structures

Total Lot Coverage (All Buildings)	40%	40%	40%	40%	35%	35%	35%	35%	35%	25%	20%	10%	10%	10%
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Table 7-14 Site Planning and Development Standards for Primary Buildings and Structures

(Ord. 2022-22, 07-06-2022) (Ord. 2020-45, 11-18-2020)

¹ The minimum rear yard setback may be reduced by up to 25% for not more than 20% of the width of the rear yard, measured at the rear yard property line.

(Ord. 2020-45, 11-18-2020) (Ord. 2005-15, 06-15-2005) (Ord. 2003-24, 11-05-2003) (Ord. 2000-08, 06-07-2000)

² Multi-family developments subject to Chapter 7-11a of this Title shall follow setback requirements in Section 7-11a-6. [Twin Homes may be permitted a zero lot line for internal side setbacks.](#)

(Ord. 2019-08, 03-20-2019)

³ Minimum lot width for corner lots may be reduced to the minimum lot width requirement of interior lots when proper notation on the approved plat determines and restricts the orientation of the primary residential structure on the lot to that frontage only.

(Ord. 2020-45, 11-18-2020)

⁴ For churches and religious worship facilities over 50,000 square feet see Section 7-2-8.

(Ord. 2021-05, 02-17-2021)

⁵All uncovered porches, walk out basement stairwells, decks, and balconies may extend or encroach into the rear yard setback, subject to adopted uniform codes.