

City Initiated Corner Lots Text Amendment

Todd Taylor, Planner

City Council
July 7, 2026

Overview

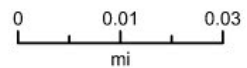
- Proposed text amendments are in response to unclear text related to lots (and setbacks for lots) which are:
 - Abutting a private road; and
 - Have no access to the private road.
- These lots:
 - Previously treated as interior lots.
 - Currently determined to be corner lots.
- *Other changes have also been made to the text for clarity.*



Date Printed: 6/25/2026

City Initiated Corner Lots Text Amendment

Example





Date Printed: 6/24/2026

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Example



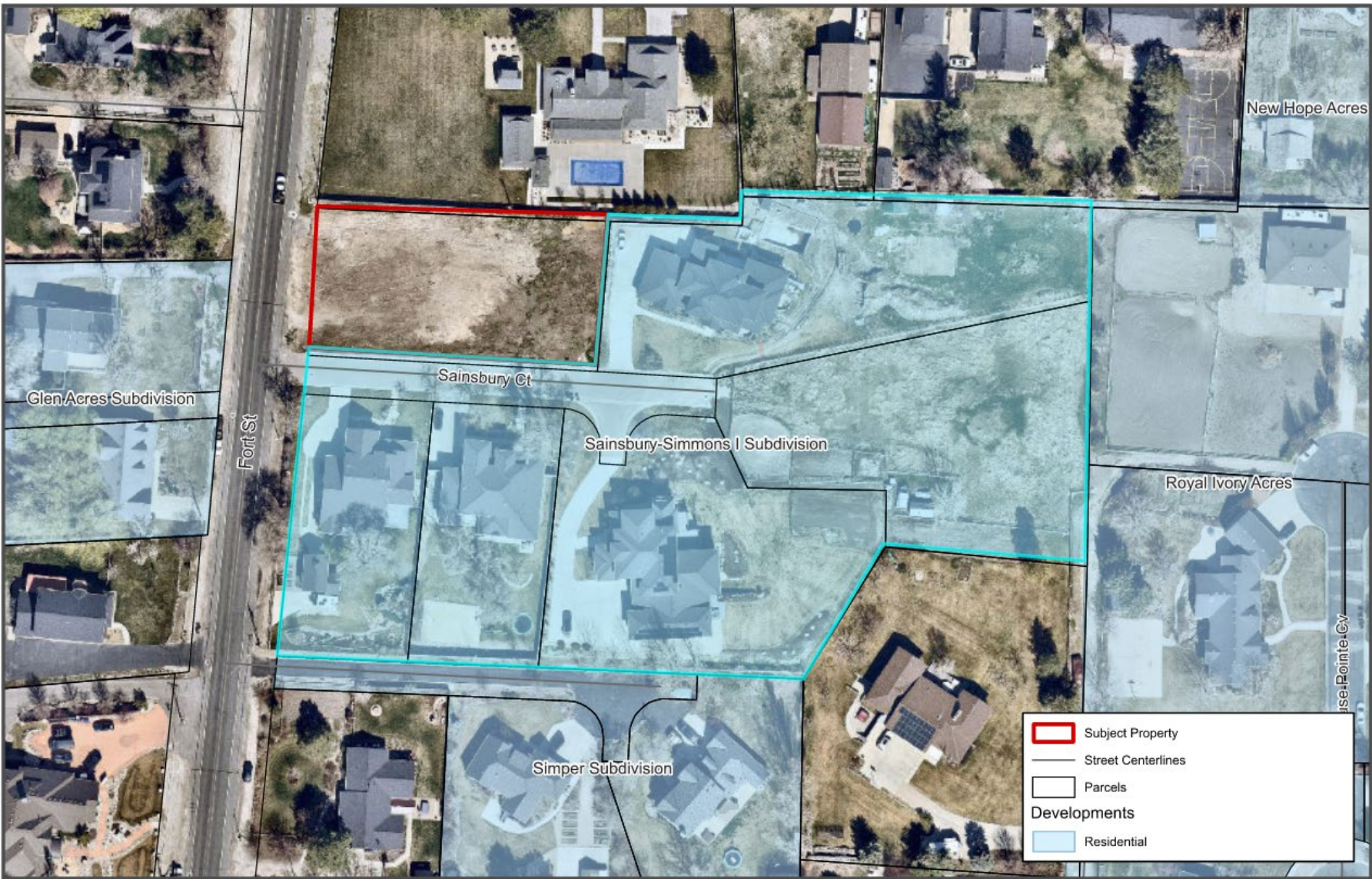


Date Printed: 6/24/2026

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Example

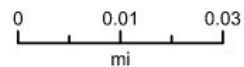




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Example



Proposed Text

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise:

...

LOT, CORNER: A lot or parcel abutting two (2) or more intersecting or intercepting streets where the interior angle of intersection or interception does not exceed one hundred thirty five degrees (135°). Corner lots shall have ~~two (2)~~ front yards adjacent to each abutting street and ~~two (2)~~ rear yards along the other lot lines. Where a lot or parcel is expressly prohibited either by plat or other recorded instrument from access to or across an abutting private street, the private street shall not be considered as abutting for the purpose of this definition and the application of setbacks.

...

PUBLIC RIGHT-OF-WAY: Any road, street, alley, lane, court, place, viaduct, tunnel, culvert or bridge laid out or erected as such by the public, or dedicated or abandoned to the public, or made such in any action by the subdivision of real property, and includes the entire area within the right-of-way.

...

Proposed Text

SETBACK: The shortest distance on a lot or parcel between a building and a property line or, where adjacent to a public street, a designated right-of-way line as shown on the master traffic and transportation plan. For a lot or parcel ~~on~~ abutting a private right of way or encompassing an access easement ~~for another lot or parcel~~, the setback shall be the shortest distance on a lot or parcel between a building and the private right of way line or access easement boundary closest to the building.

...

~~STREET: A public or private right of way, including avenues, highways, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways, that provides access to adjoining property. The street definitions set forth in section 17-1-040 of this code shall apply to this title.~~

...

STREET, PRIVATE: A right-of-way that has been reserved by dedication unto the subdivider, property owners, or homeowners' association to be used as a private access to serve property and complying with the adopted street cross section standards of the City. All private streets shall be approved by the City and maintained by the subdivider or other private entity.

...

Proposed Text

STREET, PUBLIC: A right-of-way that has been dedicated to the City and accepted by the City Council, or that the City has acquired by deed or by dedication, or a thoroughfare that has been made public by use and affords access to abutting property, including highways, roads, lanes, avenues and boulevards.

...

9-27-140: LOTS AND YARDS:

...

G. Setback Measurement: The depth of a required yard abutting a street shall be measured from the lot or parcel line, except as set forth below:

1. Minimum Front Yard Requirement For New Construction: In blocks where more than fifty percent (50%) of the buildable lots or parcels have main buildings which do not meet the current minimum front yard setbacks of this title, the minimum front yard requirement for new construction ~~shall be equal~~ may be reduced to the average existing front yard ~~size on~~ setback of all main buildings along the block face. ~~In no case shall a front yard of more than thirty feet (30') be required.~~

...

Proposed Text

3. Minor Collector Additional Setback: For any main building ~~on a lot or parcel, the minimum front yard, side yard or rear yard setback from any~~ abutting an existing or proposed minor collector street ~~rights of way~~ as shown on the most recently amended version of the city's official street map, ~~except those in subsection G4 of this section,~~ the minimum setback distance otherwise prescribed by this title between the right-of-way and the building shall be increased by an additional ten feet (10');.

4. Exceptions To Minor Collector Setbacks: The increased ~~Exceptions, for which the standard front, rear and side yard~~ setbacks specified in Section 9-27-140(G)(3) of this title ~~shall not~~ apply to the following street sections:

...

5. Private Right-Of-Way Or Access Easement: For a lot or parcel abutting ~~on a~~ private right-of-way or encompassing an access easement ~~for another lot or parcel,~~ the minimum setback shall be the shortest distance ~~on a lot~~ between a building and the private right of way line or access easement boundary closest to the building.

...

Proposed Text

9-27-150: PRIVATE RIGHTS-OF-WAY:

...

I. Setbacks: Minimum setback requirements shall be as specified in Section 9-27-140(G)(5) of this chapter ~~apply to all buildings fronting, siding or rearing on any private right of way and shall be measured from the boundary of the private right of way nearest the building and its extension through the applicable lot. This requirement shall not apply to lots abutting private right of way.~~

...

17-1-040: DEFINITIONS:

Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is mandatory and the term "may" is permissive. The following terms as used in this title shall have the respective meanings hereinafter set forth:

...

Proposed Text

PUBLIC RIGHT OF WAY: See definition of public right-of-way found in section 9-3-040 of this code ~~Any road, street, alley, lane, court, place, viaduct, tunnel, culvert or bridge laid out or erected as such by the public, or dedicated or abandoned to the public, or made such in any action by the subdivision of real property, and includes the entire area within the right of way.~~

...

STREET, PRIVATE: See definition of street, private found in section 9-3-040 of this code ~~A right-of-way which has been reserved by dedication unto the subdivider, lot owners, or homeowners' association to be used as a private access to serve property and complying with the adopted street cross section standards of the City. All private streets shall be approved by the City and maintained by the subdivider or other private entity.~~

STREET, PUBLIC: See definition of street, public found in section 9-3-040 of this code ~~A right-of-way which has been dedicated to the City and accepted by the City Council, or which the City has acquired by prescriptive right, deed or by dedication, or a thoroughfare which has been made public by use and which affords access to abutting property, including highways, roads, lanes, avenues and boulevards.~~

...

Planning Commission

- On June 25, 2026 the Planning Commission forwarded a positive recommendation (3-0).

Questions or Comments?

Contact:

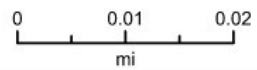
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Example



DRAPER CITY

PLANNING & ZONING

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