



**GRANTSVILLE CITY
ORDINANCE NO. 2026-30**

**AN ORDINANCE AMENDING CHAPTERS 2, 6, AND 7 OF THE GRANTSVILLE
LAND USE ORDINANCE REGARDING FRONTAGE REQUIREMENTS,
RESIDENTIAL DRIVEWAYS, AND CONDITIONAL USE PERMIT REVIEW**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City is authorized to enact ordinances governing land use and development within the City; and

WHEREAS, the City has reviewed Chapters 2, 6, and 7 of the Grantsville Land Use Ordinance and determined that targeted amendments are appropriate to clarify existing standards, remove conflicting or unnecessary language, and improve the administration of land-use applications; and

WHEREAS, the proposed amendment to Chapter 2 removes the minimum 100-linear-foot continuous frontage requirement for home occupation permit eligibility while continuing to require frontage along a public or private road providing legal access to the property; and

WHEREAS, the proposed amendment to Chapter 6 removes the fixed 60-foot driveway separation requirement near intersections while retaining the applicable front-yard setback and clear-view requirements; and

WHEREAS, the proposed amendment to Chapter 7 establishes a clearer process for referral of conditional use applications to the Planning Commission when public comments raise concerns regarding the proposed conditional use, without determining the outcome of the application; and

WHEREAS, the Planning Commission has reviewed the proposed amendments and provided its recommendation to the City Council; and

WHEREAS, the City Council has reviewed the proposed amendments and finds that they support the clear, consistent, and effective administration of the City's land-use regulations and are in the best interests of the City and its residents.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
STATE OF UTAH, AS FOLLOWS:**

Section 1. Amendments to Chapters 2, 6, and 7: Chapters 2, 6, and 7 of the Grantsville Land Use Ordinance are hereby amended as set forth in Exhibit A, attached hereto and incorporated by this reference.



Section 2. Existing Standards: Except as expressly amended by this Ordinance, all other provisions of Chapters 2, 6, and 7 shall remain in full force and effect.

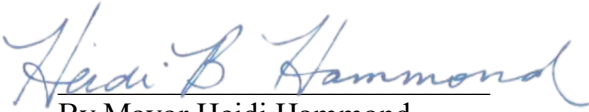
Section 3. Codification: The City Recorder is authorized to codify the amendments adopted by this Ordinance and make any necessary nonsubstantive formatting, numbering, or grammatical corrections.

Section 4. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 5. Severability Clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 16TH DAY OF SEPTEMBER, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:


By Mayor Heidi Hammond

ATTEST


Alicia Fairbourne, City Recorder





EXHIBIT “A”

Amendments to chapters 2, 6, and 7

(128) **HOME OCCUPATION.** A home occupation is a profession, or other economic activity conducted within a dwelling or its accessory structures by persons residing on the premises. The use must remain subordinate to the primary residential use of the property and shall not alter the residential character of the dwelling or neighborhood.

(a) **Permitting Intent:** Any conditional use permit issued for a home occupation shall ensure that the residential character of the premises and neighborhood is preserved. In cases of uncertainty, the protection of neighborhood residential values shall be paramount.

(b) **Frontage:** ~~No property shall be eligible for a home occupation permit unless~~ The lot ~~shall have~~ ~~has a minimum of 100 linear feet of continuous~~ frontage along a public or private road that provides legal access to the property.

~~—i. Measurement: Frontage shall be measured along the property line abutting the road right-of-way.~~

~~ii. Road Type:~~ The frontage may be on either a public street maintained by the municipality or county, or a private road that meets applicable access standards.

~~iii. Access:~~ The frontage must provide direct vehicular access to the dwelling or principal structure.

(c) **Area Restriction:** The occupation shall occupy no more than 25% of the gross floor area of the dwelling unit or 500 square feet, whichever is less.

(d) **Client Traffic:** No more than two clients or customers per hour may visit the premises.

(e) **Deliveries:** Deliveries shall be limited to those normally made to a residence (e.g., postal service, small parcel carriers).

(f) **Employees:** Only residents of the dwelling may engage in the occupation, unless otherwise authorized by permit.

(g) **Advertising & Signage:** No on-site advertising or signage is permitted, except as specifically allowed by ordinance.

(h) **Public Display:** No outdoor display, storage, or activity related to the occupation shall be visible from adjoining properties or public rights-of-way.

(i) **Noise & Nuisance:** The occupation shall not produce noise, vibration, odor, smoke, traffic, or other impacts detectable beyond the property boundaries.

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Before

6.14.5 Residential Districts

(1) Residential Districts

- (a) The following restrictions shall apply to all residential developments:
 - (i) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 - (ii) Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
 - (iii) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 - (iv) No parkway right-of-way adjacent to or near the lot shall be used for parking.
 - (v) For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
 - (vi) The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 - (vii) Drive approaches shall not be closer than:
 - A. Twelve feet (12') to each other; and
 - B. Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
 - (viii) Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
 - (ix) Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

After

6.14.5 Residential Districts

(2) Residential Districts

- (a) The following restrictions shall apply to all residential developments:
 - (i) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.

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- (i) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
- (ii) Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
- (iii) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
- (iv) No parkway right-of-way adjacent to or near the lot shall be used for parking.
- (v) For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
- (vi) The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
- (vii) Drive approaches shall not be closer than:
 - A. Twelve feet (12') to each other; and **no closer to the side property line than the minimum side yard setback established for the applicable zoning district, as measured from the side property line to the nearest edge of the driveway, not including flares; and**
 - B. ~~Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.~~ **The required front yard setback established for the applicable zoning district, as measured from the front property line to the nearest edge of the driveway, not including driveway flares, or the required setback necessary to comply with the Clear View of Intersecting Streets requirements of Section 4.16, whichever is greater.**
- (viii) Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
- (ix) Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

Before

7.6 Application

(1) The Planning Commission may authorize the Community Development Director, Zoning Administrator, or their designee to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee.

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(3) The Community Development Director, Zoning Administrator, or their designee does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

- (a) The applicant's name, address, telephone numbers and interest in the property;
- (b) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- (c) The street address and legal description of the subject property;
- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.
- (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - i. actual dimensions of the subject property;
 - ii. exact sizes and location of all existing and proposed buildings or other structures;
 - iii. driveways;
 - iv. parking spaces;
 - v. safety curbs;
 - vi. landscaping;
 - vii. location of trash receptacles;
 - viii. drainage features and environmental features.
- (j) Traffic Impact Analysis;
- (k) Geotechnical Report;
- (l) Sewer and Water Modeling
- (m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;

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- (k) Geotechnical Report;
- (l) Sewer and Water Modeling
- (m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;
- (n) mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and
- (o) Such other further information or documentation as the Community Development Director, Zoning Administrator or their designee may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. [2021-12](#) on 4/28/2021

Amended by Ord. [2022-06](#) on 5/4/2022

Amended by Ord. [2024-35](#) on 12/4/2024

Amended by Ord. [2025-39](#) on 12/3/2025

Amended by Ord. [2026-18](#) on 5/6/2026

After

7.6 Application

(1) The Planning Commission may authorize the Community Development Director, Zoning Administrator, or their designee to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Community Development Director, Zoning Administrator, or their designee is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Community Development Director, Zoning Administrator, or their designee.

(2) The Community Development Director, Zoning Administrator, or their designee shall send out the appropriate notification for all conditional use permits. If comments are received ~~that indicate a concern about the proposed conditional use, the conditional use shall be sent to~~ that identify a potential issue regarding the proposed conditional use's compliance with the approval standards of this Chapter or other applicable provisions of the Grantsville Land Use Ordinance, the conditional use shall be referred to Planning Commission for its consideration.

(3) The Community Development Director, Zoning Administrator, or their designee does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.

(4) All applications for a conditional use permit shall include:

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- (d) The zoning classification, zoning district boundaries and present use of the subject property;
- (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within 500 feet of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 500 feet of the boundaries of the subject property.
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- (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
- (h) A complete description of the proposed conditional use;
- (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
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- (j) Traffic Impact Analysis;
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- (m) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;
- (n) mailing labels and first class postage for all property owners located within 500 feet of the subject property when a conditional use permit will be considered by the Planning Commission: and
- (o) Such other further information or documentation as the Community Development Director, Zoning Administrator or their designee may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

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