

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: April 15, 2015

AGENDA ITEM: Public Hearing - Ordinance #15-04 for a proposed amendment to Section 13.20.020 regarding Rear Yard Setbacks for the R-1-10 zoning district.

PRESENTER: MARK MCGRATH

AUTHOR: MICHAEL MELDRUM

ISSUE SUMMARY:

The Planning Commission heard the requested text amendment on their March 10, 2015 meeting. A public hearing was conducted at that time. All comments made by those in attendance at the meeting were in support of amending the Taylorsville Land Development Code.

The amendment proposes to modify the minimum required rear yard setbacks for properties in single family residentially zoned properties. The current ordinance has two specific standards that are used for rear yard setbacks in the R-1-10 zoning district. The first number that appears in the chart under the R-1-10 heading is for a minimum of 15 feet. The second number in the R-1-10 column for rear yard setbacks is 30 feet. This refers to the average setback in the rear yard. For example, a building may be L-shaped allowing that part of the home to be 15 feet from the back property line. The remaining part of the home must average at least 30 setback from the rear property line.

The proposal by the applicant will simplify the rear yard setback issue by establishing it at a minimum of 20 feet. At the time of incorporation, the City of Taylorsville adopted the setback requirements then in use by Salt Lake County. The rear yard setback at that time was fifteen feet (15'). When the Taylorsville Land Development Code was redone in 2012 the rear yard setback was changed from fifteen feet (15') to thirty feet (30'). This doubled the rear yard setback for the R-1-10 zoning district.

The City Council should consider the requested text amendment without any single lot in mind, but, rather consider what the impacts may be city wide.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission unanimously (6-0 vote) recommends that the City Council amend Section 13.20.020 of the Taylorsville Land Development Code regarding rear yard setbacks in single family zoning districts.

Ordinance #15-04
Text Amendment for Rear Yard Setbacks
April 15, 2015

Exhibit A

13.20.020: R-1 AND R-2 DISTRICTS; TABLE OF SETBACKS, BUILDING HEIGHTS, OFF STREET PARKING:

RESIDENTIAL BUILDING SETBACKS, BUILDING HEIGHTS, REQUIRED OFF STREET PARKING FOR R-1 AND R-2 ZONING DISTRICTS

	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8
Building Setbacks (in feet):											
Front to living area	30	30	30	30	30	30	30	25	25	30	30
Front to attached garage	25	25	25	25	25	25	25	20	20	25	25
Front corner lot – side A ¹	30	30	30	30	30	30	30	30	30	30	30
Front corner lot – side B ¹	20	20	20	20	20	20	20	20	20	20	20
Front – lot on cul-de-sac	20	20	20	20	20	20	20	20	20	20	20
Front – lot on elbow	20	20	20	20	20	20	20	20	20	20	20
Side (minimum)	9	9	7	7	5	5	5	5	5	5	5
Side (both combined minimum)	20	20	18	18	16	16	12	12	12	16	16
Side – minimum for zero lot line development	n/a	20	18	18	16	16	12	12	12	16	16
Rear – interior lot ²	30	30	30	30	15/30 20	20	20	20	20	20	20
Rear structures attached to the main structure and open on 3 sides (carports, covered patios, etc.)	30	30	30	10	5	5	5	5	5	5	5
Rear – corner lot ²	30	30	30	25	15/25	15	15	15	15	20	15
Building height (in feet):											
Maximum building height (measured to the peak of the roof) ³	35	35	35	35	35	35	35	35	35	35	35
Maximum accessory building height (measured to the peak of the roof)	30	30	30	30	25	25	25	20	20	25	25
Required off street parking spaces (not including covered stalls)	2	2	2	2	2	2	2	2	2	2/unit	2/unit

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-04

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE TEXT OF SECTIONS 13.20.020 OF THE TAYLORSVILLE LAND DEVELOPMENT CODE

The City Council of Taylorsville ordains as follows:

WHEREAS, on March 10, 2015 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the text of Section 13.20.020 of the Taylorsville Land Development Code ; and

WHEREAS, on April 10, 2015 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

WHEREAS, on April 3, 2015 a notice of public hearing regarding the proposed text amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on April 15, 2015 to conduct and consider, among other things, a public hearing regarding the proposed text amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest, health, safety, and welfare of the citizens of Taylorsville to amend Section 13.20.020 of the Taylorsville Land Use Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville, Utah City Council that this document be adopted to amend the text of Section 13.20.020 of the Taylorsville Land Development Code.

13.20.020: R-1 AND R-2 DISTRICTS; TABLE OF SETBACKS, BUILDING HEIGHTS, OFF STREET PARKING:

**RESIDENTIAL BUILDING SETBACKS, BUILDING HEIGHTS,
REQUIRED OFF STREET PARKING FOR R-1 AND R-2 ZONING DISTRICTS**

	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8
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Front to living area	30	30	30	30	30	30	30	25	25	30	30
Front to attached garage	25	25	25	25	25	25	25	20	20	25	25
Front corner lot – side A ¹	30	30	30	30	30	30	30	30	30	30	30
Front corner lot – side B ¹	20	20	20	20	20	20	20	20	20	20	20
Front – lot on cul-de-sac	20	20	20	20	20	20	20	20	20	20	20
Front – lot on elbow	20	20	20	20	20	20	20	20	20	20	20
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Rear – interior lot ²	30	30	30	30	15/30 20	20	20	20	20	20	20
Rear structures attached to the main structure and open on 3 sides (carports, covered patios, etc.)	30	30	30	10	5	5	5	5	5	5	5
Rear – corner lot ²	30	30	30	25	15/25	15	15	15	15	20	15
Building height (in feet):											
Maximum building height (measured to the peak of the roof) ³	35	35	35	35	35	35	35	35	35	35	35
Maximum accessory building height (measured to the peak of the roof)	30	30	30	30	25	25	25	20	20	25	25
Required off street parking spaces (not including covered stalls)	2	2	2	2	2	2	2	2	2	2/unit	2/unit

This Ordinance, assigned Ordinance No. 15-04, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2015.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chairman

VOTING:

Daniel Armstrong	Yea ___ Nay ___
Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2015.

APPROVED this _____ day of _____, 2015.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2015.

POSTED this _____ day of _____, 2015.