

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING 17.13.010 AND 17.13.020 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO ALLOW FOR A REDUCTION IN LOT WIDTHS FOR LOT SPLITS IN THE SINGLE-FAMILY RESIDENTIAL ZONE.

WHEREAS: the City Council is authorized by law to enact ordinances for the protection of the health, safety and welfare; and

WHEREAS: the City is authorized by law to enact ordinances establishing regulations for land use; and

WHEREAS: the City Council finds that certain changes and additions are desirous in order to foster orderly and compatible development and use of land; and

WHEREAS: the City Council finds that these changes are compatible with the City's General Plan; and

WHEREAS: the City Council has received a positive recommendation from the South Salt Lake Planning Commission;

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that Section 17.13.010 AND 17.13.020 of the South Salt Lake Municipal Code is enacted as follows:

Section 17.13.010 is to be amended as follows:

## Chapter 17.13 Land Use Districts

Sections:

### 17.13.010 – Residential R1-5,000 (R1-5) District.

- A. Purpose. The purpose of the residential R1-5 district is to provide for low density single family, residential housing neighborhoods on lots not less than five thousand (5,000) square feet in size.
- B. Uses. In the R-1 district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title. Uses are intended to be compatible with the existing scale and intensity and to preserve the existing character of the neighborhood.
- C. Regulations.
  - 1. Area. The minimum area of any lot shall be five thousand (5,000) square feet except as specifically approved otherwise in a residential planned unit development (PUD) project. All existing lots, whether vacant or occupied by dwellings, shall be considered conforming if such lots are not less than four thousand five hundred (4,500) square feet.
  - 2. Buildings and Site Development. Buildings, sites, and structures shall comply with the requirements for design review found in Chapter 21 of this title and any other building, fire, or other relevant codes in effect within the city.
  - 3. Minimum Width. Width regulations are as follows:
    - a) The minimum width of any lot five thousand (5,000) square feet or larger shall be fifty (50) feet at all points along the length of the property.
    - b) The land use authority may decrease the minimum lot width along the frontage for residential parcels when accessed from a cul-de-sac or turnaround area. The land use authority may decrease the rear lot width when natural or man-made features would obstruct or impede the lot from meeting the minimum width requirements. **The land use authority may decrease the minimum frontage width to forty five (45) feet for lots created from the result of a lot split.**

Section 17.13.020 is to be amended as follows:

## Chapter 17.13 Land Use Districts

### Sections:

#### 17.13.20 Residential R1-6,000 (R1-6) District.

- A. Purpose. The purpose of the residential R1-5 district is to provide for low density single family, residential housing neighborhoods on lots not less than six thousand (6,000) square feet in size.
- B. Uses. In the R-1 district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title. Uses are intended to be compatible with the existing scale and intensity and to preserve the existing character of the neighborhood.
- C. Regulations.
1. Area. The minimum area of any lot shall be six thousand (6,000) square feet except as specifically approved otherwise in a residential planned unit development (PUD) project. All existing lots, whether vacant or occupied by dwellings, shall be considered conforming if such lots are not less than four thousand five hundred (4,500) square feet.
  2. Buildings and Site Development. Buildings, sites, and structures shall comply with the requirements for design review found in Chapter 21 of this title and any other building, fire, or other relevant codes in effect within the city.
  3. Minimum Width. Width regulations are as follows:
    - a) The minimum width of any lot six thousand (6,000) square feet or larger shall be fifty (50) feet at all points along the length of the property.
    - b) The land use authority may decrease the minimum lot width along the frontage for residential parcels when accessed from a cul-de-sac or turnaround area. The land use authority may decrease the rear lot width when natural or man-made features would obstruct or impede the lot from meeting the minimum width requirements. **The land use authority may decrease the minimum frontage width to forty five (45) feet for lots created from the result of a lot split.**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

BY THE CITY COUNCIL:

\_\_\_\_\_  
Irvin H. Jones Jr., Council Chair

ATTEST:

\_\_\_\_\_  
Craig D. Burton, City Recorder

City Council Vote as Recorded:

Snow	_____
Gold	_____
Rapp	_____
Beverly	_____
Turner	_____
Jones	_____
Rutter	_____

Transmitted to the Mayor's office on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Craig D. Burton, City Recorder

MAYOR'S ACTION: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
Craig D. Burton, City Recorder