



Planning and Zoning

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TCLUO 2019-03

Chapter 15 Ordinance Update

Public Body: Tooele County Planning Commission

Meeting Date: March 6, 2019

Request: Recommendation of approval for ordinance update for Chapter 15 of the TCLUO.

Planners: Jeff Miller

Planning Commission Recommendation: Not yet received

Planning Staff Recommendation: Approval

Applicant Name: Howard Schmidt

PROJECT DESCRIPTION

Howard Schmidt is requesting a recommendation of approval for an ordinance amendment for Section 15-3-2 (RR-1 development restrictions) of the Tooele County Land Use Ordinance regarding an allowance for a 6% reduction in minimum lot size for the dedication of public rights-of-way providing access to and past the affected lot or parcel.

Howard Schmidt is the developer for the Lake Point Vistas Subdivision. A significant amount of area will be dedicated to the County along 1200 East (immediately adjacent to the Lake Point Vistas Subdivision) between Center Street and the re-alignment of Pole Canyon. Before Howard moves forward with Phase 2 of the Lake Point Vistas Subdivision, he is requesting this ordinance amendment.

Proposed Ordinance Amendment

The original Section 15-3-2, reads as follows:

The development restrictions in the RR-1 Zoning districts are as follows:

- 1) Minimum lot size is one (1) acre.*
- 2) Minimum width – 125 feet.*
- 3) Minimum frontage on a public street or an approved private street – 25 feet.*
- 4) Minimum yard setback requirements:*
 - a) Front yard – 30 feet,*
 - b) Rear yard:*
 - i) Main building – 15 feet; and*
 - ii) Accessory buildings:*
 - 1) From the front setback to distance ten feet behind the main dwelling – 15 feet.*
 - 2) From a distance ten feet behind the dwelling to the rear of the lot – 10 feet.*
- 5) On corner lots, two front yards are two side yards are required.*
- 6) Maximum building height – 35 feet.*
- 7) Maximum building coverage: 20%*
- 8) Required improvements:*

- a) *Street grading;*
- b) *Street base;*
- c) *On-site surface drainage facilities;*
- d) *Culinary water facilities;*
- e) *Wastewater disposal; and*
- f) *Street monuments.*

Proposed language update for Section 15-3-2, reads as follows:

The development restrictions in RR-1 zoning districts are as follows:

- 1) *Minimum lot size is 1 acre (43,560 sq. ft). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.*
- 2) *Minimum width – 125 feet.*
- 3) *Minimum frontage on a public street or an approved private street – 25 feet.*
- 4) *Minimum yard setback requirements:*
 - a) *Front yard – 30 feet,*
 - b) *Rear yard:*
 - i) *Main building – 30 feet, and*
 - ii) *Accessory buildings – 10 feet*
 - c) *Side yard:*
 - i) *Main building – 15 feet; and*
 - ii) *Accessory buildings:*
 - 1) *From the front setback to distance ten feet behind the main dwelling – 15 feet.*
 - 2) *From a distance ten feet behind the dwelling to the rear of the lot – 10 feet.*
- 5) *On corner lots, two front yards and two side yards are required.*
- 6) *Maximum building height – 35 feet*
- 7) *Maximum building coverage: 20%*
- 8) *Required improvements:*
 - a) *Street grading;*
 - b) *Street base;*
 - c) *On-site surface drainage facilities;*
 - d) *Culinary water facilities;*
 - e) *Wastewater disposal; and*
 - f) *Street monuments.*

PLANNING STAFF ANALYSIS AND RECOMMENDATION

The proposed ordinance amendment is consistent with existing allowable lot size reductions for the dedication of public rights-of-ways in the Multiple Use Districts (MU-40, MU-80, MU-160), Agricultural Districts (A-5, A-10, A-20, & A-40), Rural Residential Districts (RR-5, and RR-10).

If the proposed amendment is approved for the RR-1 (Rural Residential, 1 Acre Minimum) zoning district, the required one (1) acre lot size would be reduced by 2,613.6 square feet (from 43,560 square feet to 40, 946.4 square feet), when land is dedicated for public right-of-way, which provide access to and past the affected lot or parcel (for a proposed subdivision).

Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend approval of the proposed ordinance amendment associated with Section 15-3-2 of the Tooele County Land Use Ordinance to the Tooele County Commission.