**Hyde Park City Ordinance 2019-17**

An Ordinance outlining The Designation of all Non-Conforming Lots in the R1 Zone as Legal Building Lots.

WHEREAS; It is the intent of the Hyde Park City Council to make all non-conforming lots in the R1 Zone be Grandfathered as legal building lots as of Oct 1, 2019.

WHEREAS; The R1 Zone requires 95’ of City street frontage and a minimum size of 13000 square feet (.2984 of an acre).

WHEREAS; Many parcels do not have a 95’ City street frontage and some do not meet minimum lot size.

NOW, THEREFORE, be it ordained by the City Council of Hyde Park City, Utah, that the following list of tax parcels IDs are now legal building lots.

[**Grandfathered Non-Conforming lots in R1**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.150_Senior_Citizen_Housing_Planned_Unit_Development_(PUD)) **as of 10/1/2019**

[Purpose](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.150.010_Purpose)  
[Definitions](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.150.020_Definitions)

Standards

Penalty  
[Location](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.150.040_Location)

[**Purpose**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=12.150.010_Purpose)

To make all non-conforming lots in the R1 Zone legal building lots.

**Definitions**

Legal building lot in the R1 Zone, is a parcel with 95’ of City street frontage and minimum area of 13,000 square feet.

Non-conforming lot is one that doesn’t meet minimum requirements of a legal lot.

City Core: the area of R1 Zone laid out on the Pioneer Grid. The blocks between 200 West, east to 200 East and from 300 North, south to 200 South, 20 City blocks of 10 acres each.

**Standards**  same Site Development Standards as current R1 Zone (see chart 12.100.012)

Any alteration of the existing house or the replacement of an existing house must meet current setbacks requirements.

**Penalty**

Any non-conforming lot created after October 1, 2019 will have deed restriction (private agreements that restricts the use of real estate in some way and are listed on the deed. Their purpose is to maintain a certain amount of uniformity) placed on it until it is brought into compliance with City Standards.

**Location**

This spread sheet shows the tax parcel number, city address, street frontage, lot size and if a house already exists on the lot in the Core area of the R1 Zone.



Note key: CL - corner lot, Can- impacted by a canal, FL - flag lot.

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Mayor \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City Recorder

PUBLICATION DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_