



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	September 16, 2020
AGENDA ITEM:	ORDINANCE NO. 20-18: AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING TEXT AMENDMENTS TO TAYLORSVILLE MUNICIPAL CODE SECTION 13.20.020: R-1 AND R-2 DISTRICTS TABLE AND SETBACKS, BUILDING HEIGHTS, OFF-STREET PARKING; AND SECTION 13.26.080: STANDARDS FOR PERMANENT SIGNS ALLOWED WITHOUT A PERMIT.
FILE #:	10Z20
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Jim Spung
PRESENTER:	Wayne Harper
SUMMARY:	The City of Taylorsville is requesting a text amendment to the Taylorsville Municipal Code Sections 13.20.020: R-1 and R-2 Districts Table of Setbacks, Building Heights, Off Street Parking; and Section 13.26.080: Standards for Permanent Signs Allowed Without a Permit. The proposed amendment will make the following changes to the Taylorsville Municipal Code: • Section 13.20.020: Reduce the minimum rear yard building setback for primary structures in the R-1-10, R-1-8, R-1-7, R-1-6, R-1-5, R-2-10, and R-2-8 zoning districts from 20 feet to 15 feet. • Section 13.26.080: Increase the maximum height for flagpoles in commercial and industrial zoning districts from 60 feet, or the maximum height of a structure allowed in the zoning district, whichever is less, to a fixed 80-foot maximum.
BACKGROUND:	The City of Taylorsville is requesting a text amendment to the Taylorsville Municipal Code Sections 13.20.020: R-1 and R-2 Districts Table of Setbacks, Building Heights, Off Street Parking; and Section 13.26.080: Standards for Permanent Signs Allowed Without a Permit. The proposed amendment will make the following changes to the Taylorsville Municipal Code:

	• Section 13.20.020: Reduce the minimum rear yard building setback for primary structures in the R-1-10, R-1-8, R-1-7, R-1-6, R-1-5, R-2-10, and R-2-8 zoning districts from 20 feet to 15 feet. • Section 13.26.080: Increase the maximum height for flagpoles in commercial and industrial zoning districts from 60 feet, or the maximum height of a structure allowed in the zoning district, whichever is less, to a fixed 80-foot maximum.
STAFF RECOMMENDATION:	Staff recommends a positive recommendation of Ordinance No. 20-18 based on the findings stated in the staff report.
PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny ☐ Other
PLANNING COMMISSION VOTE:	7-0
SUMMARY OF PUBLIC COMMENTS:	
ATTORNEY'S OFFICE [APPROVED AS TO FORM]:	☒ Yes ☐ No
ATTACHMENTS:	

TAYLORSVILLE, UTAH
ORDINANCE NO. 20-18

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING TEXT
AMENDMENTS TO TAYLORSVILLE MUNICIPAL CODE SECTION 13.20.020: R-1
AND R-2 DISTRICTS TABLE AND SETBACKS, BUILDING HEIGHTS, OFF-STREET
PARKING; AND SECTION 13.26.080: STANDARDS FOR PERMANENT SIGNS
ALLOWED WITHOUT A PERMIT.**

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on September 16, 2020, to consider, among other things, approving text amendments to TAYLORSVILLE MUNICIPAL CODE Section 13.20.020: R-1 and R-2 Districts Table and Setbacks, Building Heights, Off-Street Parking; and Section 13.26.080: Standards for Permanent Signs Allowed without A Permit; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.05.030(A)(2), notice of a public hearing before the City's Planning Commission was published in the *Salt Lake Tribune* and the *Deseret News* on August 28, 2020; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also published on the State Public Notice Website on August 26, 2020; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendments on September 8, 2020, and voted 7-0 to recommend that the City Council approve the proposed amendments; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on September 8, 2020; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed text amendments to TAYLORSVILLE MUNICIPAL CODE Section TAYLORSVILLE MUNICIPAL CODE Section 13.20.020: R-1 and R-2 Districts Table and Setbacks, Building Heights, Off-Street Parking; and Section 13.26.080: Standards for Permanent Signs Allowed without A Permit are hereby approved.

This ordinance, assigned Ordinance No. 20-18, 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 _____, 2020.

TAYLORSVILLE CITY COUNCIL

By: _____
Meredith Harker, Council Chair

VOTING:

Meredith Harker	Yea ____	Nay ____
Ernest Burgess	Yea ____	Nay ____
Daniel Armstrong	Yea ____	Nay ____
Curt Cochran	Yea ____	Nay ____

PRESENTED to Mayor of Taylorsville for her approval this ____ day of _____, 2020.

APPROVED this ____ day of _____, 2020.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2020.

POSTED this ____ day of _____, 2020.

Title 13: Land Development Code

Chapter 13.26 Signage And Outdoor Advertising

13.26.080 STANDARDS FOR PERMANENT SIGNS ALLOWED WITHOUT A PERMIT:

- A. Building Identification: Numbers which are used to denote the address of a building shall not be counted against the allowable square footage for the same building but must comply with the standards for building identification as found in the city property addressing section (13.29.050) of this title.
- B. Flags: Up to three (3) flags in a single-family residential district and five (5) flags in a multi-family residential, commercial or industrial district may be displayed on a lot without a sign permit issued by the city. Flagpoles shall be of a permanent construction and not exceed ~~sixtyeighty~~ feet (~~6080~~) in height in a commercial or industrial district, and the maximum height of a structure allowed thirty five feet (35') in saida residential district, whichever is less.
- C. Home Occupations: A legally licensed business in a residence may have a single, three (3) square feet in area, nonilluminated, flat wall sign mounted to the residence.
- D. Institutional Uses: Churches, public schools, private schools, charter schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc., are allowed a single monument sign of thirty two (32) square feet per street frontage. Wall signs shall be regulated as set forth in this chapter.
- E. Memorial Signs: These include signs or tablets with the names of buildings and date of erection cut into any masonry surface or inlaid so as to be part of the building. Said sign shall not exceed six (6) square feet in area.
- F. Neighborhood Identification Signs: In any zone district, a sign, masonry wall, landscaping, and other similar materials or features may be combined to form a display for a neighborhood or planned unit development project identification provided that such signs comply with the monument sign standards herein. Provisions for perpetual maintenance of signage must be provided.
- G. Notice Bulletin Boards: Notice bulletin boards for institutional buildings may not exceed thirty two (32) square feet in area. Such signs must be oriented solely to the interior of the property and not be used to direct exterior vehicular attention to the institution or its services.
- H. Plaques: Plaques, nameplates, and commemorative plaques of recognized historical agencies, not exceeding two (2) square feet, may be fastened directly to a building.
- I. Symbols Or Insignia: Religious symbols, identification emblems of religious orders, or historical agencies are permitted provided that such signs conform to the relevant wall or monument sign standards herein.
- J. Wayfinding Signs: As set forth by all applicable standards. (Ord. 15-13, 11-18-2015)

Title 13: Land Development Code

Chapter 13.20 Residential Development Standards

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 – structures attached to the main living area and open on 3 sides (covered porches or entryways)	20	20	20	20	20	20	20	15	15	20	20
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	3 ⁴	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	30	30	30	30	2015	2015	2015	2015	2015	2015	2015
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	2015	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

Notes:

1. Refer to figure 1 of this section.
2. First number in the R-1-10 District is the minimum, second number is the average.
3. Exceptions for additional building height due to unusual architectural roof designs may be granted by the Planning Commission at the request of the Community Development Director.
4. Any structure located closer than 5 feet to any property line shall meet all applicable building codes for fire rated walls. Eave projections shall not encroach more than 6 inches into the setback area.

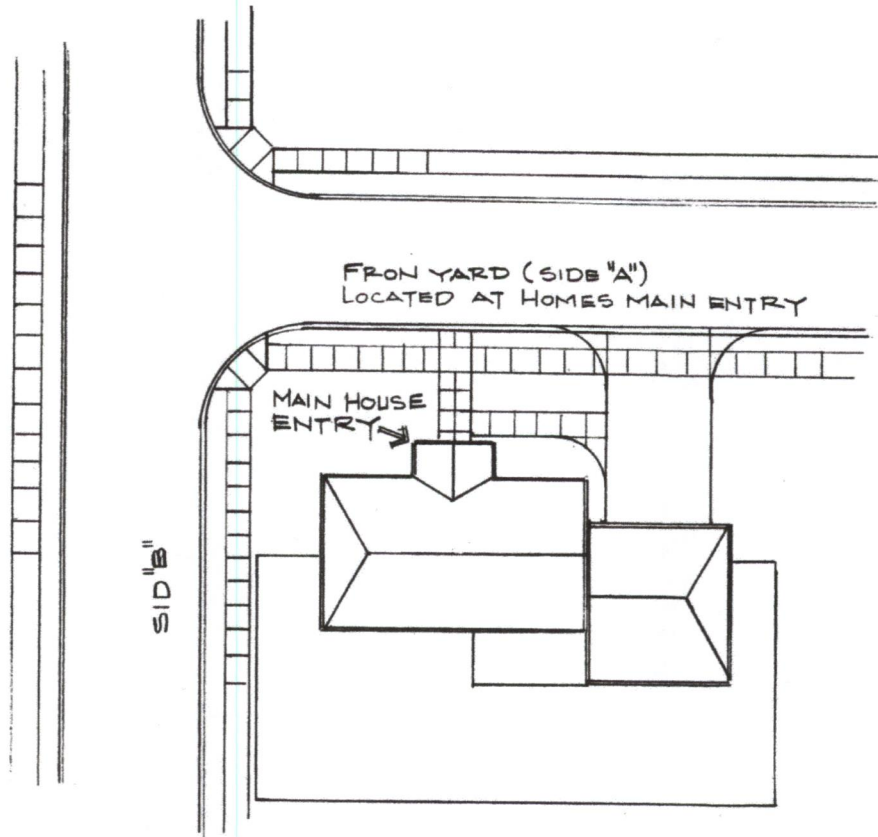
Title 13: Land Development Code

Chapter 13.20 Residential Development Standards

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

(Ord. 17-19, 10-18-2017; amd. Ord 19-14, - - 2019)

FIGURE 1



(Ord. 13-24, 10-16-2013)