

**TAYLORSVILLE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**MEETING DATE:** August 7, 2013

**AGENDA ITEM:** Public Hearing - Ordinance #13-18 for a proposed amendment to Section 13-20-02 of the Taylorsville Land Development Code for rear yard setbacks in the R-1-10 zoning district.

**PRESENTER:** MARK MCGRATH

**AUTHOR:** MICHAEL MELDRUM

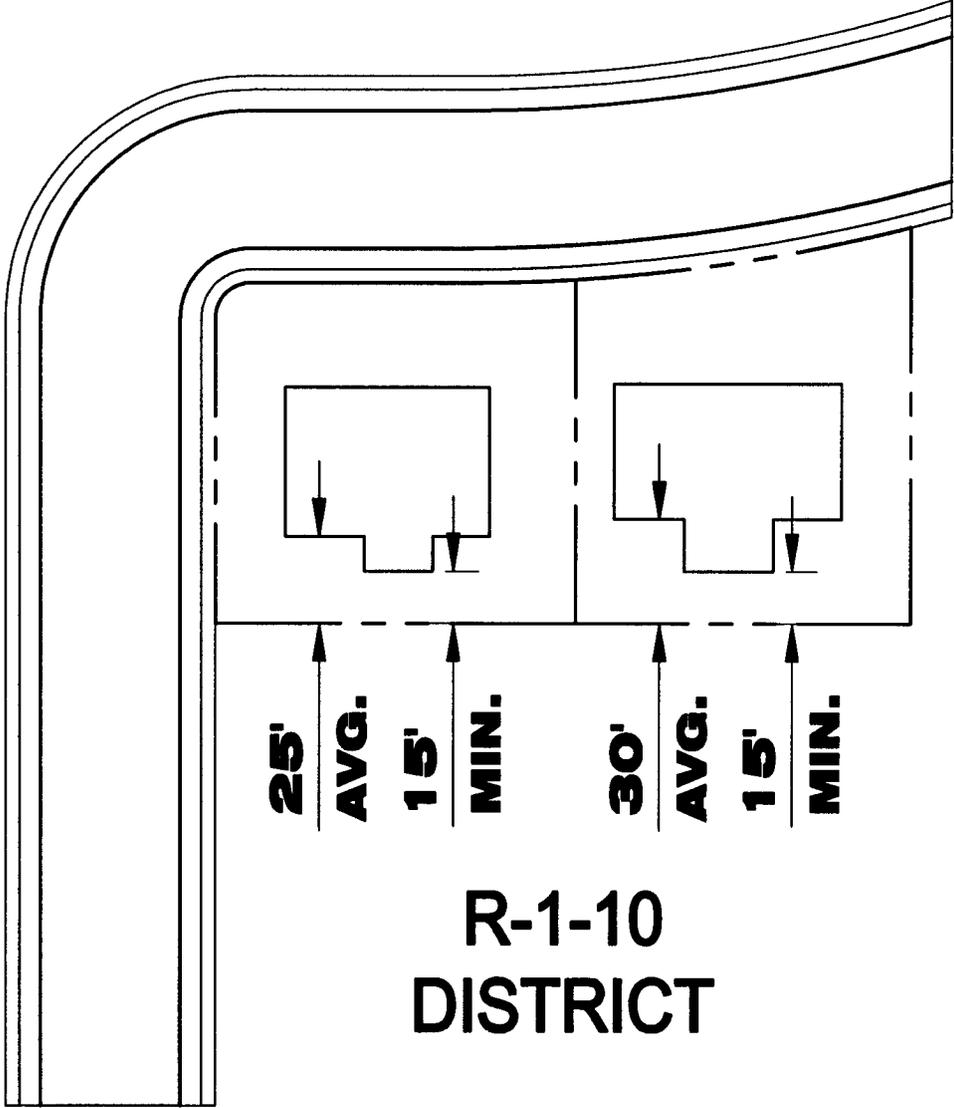
**ISSUE SUMMARY:**

The proposed amendment will create a minimum rear yard setback of 15 feet while the average rear setback for a corner lot in the R-1-10 zoning district will be 25 feet. The average rear setback for an interior lot in the R-1-10 zoning district will be 30 feet. This proposal simplifies the table in Section 13-20-02 of the Taylorsville Land Development Code by eliminating two rows from the table. The rows to be eliminated would be those referring to irregular lots. Please see the attached table for the proposed amendment.

The proposed simplification is intended to provide the flexibility that developers desire to allow more creative home construction and a larger building envelope while still meeting the intent of the ordinance. Staff does not foresee any negative impacts to adopting this amendment as proposed.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission unanimously (6-0 vote) recommends that the City Council amend Section 13-20-02 of the Taylorsville Land Development Code regarding rear yard setbacks for homes in the R-1-10 zoning district.



**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 13-18**

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE TEXT OF SECTION 13-20-02 THE TAYLORSVILLE LAND DEVELOPMENT CODE FOR SETBACKS IN THE R-1-10 ZONING DISTRICT

The City Council of Taylorsville ordains as follows:

**WHEREAS**, on July 9, 2013 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 13-20-02 of the Taylorsville Land Development Code ; and

**WHEREAS**, on July 25, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

**WHEREAS**, on July 23, 2013 a notice of public hearing regarding the proposed Zoning map 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 August 7, 2013 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 13-20-02 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 13-20-02 of the Taylorsville Land Development Code.

**13-20-02 Table of Residential Building Setbacks (in feet), Building Heights (in feet), Required Off-street parking for R-1 & R-2 Zoning Districts**

<b>Residential Building Setbacks, Building Heights, Required Off-street Policy for R-1 and R-2 Zoning Districts Requirement</b>	<b>R-1-0</b>	<b>R-1-3</b>	<b>R-1-2</b>	<b>R-1-15</b>	<b>R-1-10</b>	<b>R-1-8</b>	<b>R-1-7</b>	<b>R-1-6</b>	<b>R-1-5</b>	<b>R-2-10</b>	<b>R-2-8</b>
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**	30	30	30	30	30	30	30	30	30	30	30
Front Corner Lot – Side B**	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 – regular interior lot***	30	30	30	30	15/ 30	20	20	20	20	20	20
Rear – structures attached to the main structure and open on three sides (carports, covered patios, etc.)	30	30	30	10	5	5	5	5	5	5	5
Rear – irregular lot (average)	30	30	30	30	30	20	15	15	15	20	15
Rear – minimum setback for an irregular lot	15	15	10	10	10	10	10	10	10	10	10
Rear – corner lot***	30	30	30	25	15/ 25	15	15	15	15	20	15
Maximum Building Height (measured to the peak of the roof)*	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 Stalls (not including covered stalls)	2	2	2	2	2	2	2	2	2	2/ unit	2/ unit

\*NOTE: 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.

\*\*NOTE: Refer to Chapter 20 – Figure 1

\*\*\*NOTE: First number in the R-1-10 district is the minimum, second number is the average.

This Ordinance, assigned Ordinance No. 13-18, 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 \_\_\_\_\_, 2013.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Dama Barbour, Chairman

**VOTING:**

Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Larry Johnson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

**PRESENTED** to Mayor of Taylorsville for his approval this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
Jerry Rechtenbach, Mayor

ATTEST:

\_\_\_\_\_  
**Cheryl Peacock Cottle**, Recorder

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.