

ORDINANCE NO. 2021-10-02

DATE: October 20, 2021

AN ORDINANCE OF THE COPPERTON METRO TOWNSHIP COUNCIL  
REVISING SECTIONS 19.14.020 AND 19.14.030 TO REMOVE ACCESSORY  
BUILDING SQUARE FOOTAGE REQUIREMENTS

RECITALS

WHEREAS, Utah Code §10-2a-414(3) provides that a Salt Lake County ordinance in effect in 2017 when the Copperton Metro Township (“**Copperton**”) incorporated shall remain in effect as a Copperton ordinance “until the metro township council amends or repeals the ordinance;” and

WHEREAS, Sections 19.14.020 and 19.14.030 of the Copperton Metro Township Code (the “**Code**”) govern accessory building requirements within Copperton; and

WHEREAS, Sections 19.14.020 and 19.14.030, as inherited from Salt Lake County, limit the size of accessory buildings to 800 square feet, which the Council believes to be an overly burdensome requirement; and

WHEREAS, after holding a public hearing on September 28, 2021, and taking public comment pursuant to Utah Code Ann. § 10-9a-502, the Copperton Planning Commission recommended that the Council adopt the attached revisions to Sections 19.14.020 and 19.14.030, which will remove the 800 square foot requirement for accessory buildings; and

WHEREAS, after holding a subsequent public hearing on October 20, 2021, to receive public input, the Council has reviewed the proposed revisions and desires to adopt them.

NOW, THEREFORE BE IT RESOLVED BY THE COPPERTON METRO TOWNSHIP COUNCIL that the attached revisions to Sections 19.14.020 and 19.14.030 of the Copperton Metro Township Code are adopted and shall become effective immediately, pursuant to Utah Code Ann. § 10-3-711(1) and Utah Code Ann. § 10-3-712.

[execution on following page]

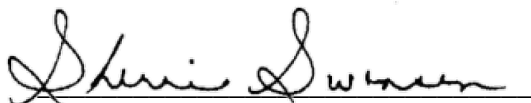
APPROVED AND ADOPTED in Copperton, Salt Lake County, Utah this 20<sup>th</sup> day of October, 2021.


COPPERTON METRO TOWNSHIP COUNCIL

By:   
Sean Clayton, Mayor

ATTEST

APPROVED AS TO FORM:

  
Sherrie Swensen, Clerk/Recorder

  
Nathan Bracken,  
Metro Township Attorney

VOTING

Council Member Kathleen Bailey voting	Yea
Council Member Sean Clayton voting	Yea
Council Member David Olsen voting	Yea
Council Member Kevin Severson voting	Yea
Council Member Tessa Stitzer voting	Yea

(Complete as applicable)

Summary of ordinance published on Utah Public Notice Website: October 25, 2021

Date of publication: October 25, 2021

Effective date of ordinance: October 20, 2021

**SUMMARY OF  
COPPERTON METRO TOWNSHIP ORDINANCE NO. 2021-10-02**


On October 20, 2021, the Copperton Metro Township Council enacted Ordinance No 2021-10-02, which will go into effect immediately, and will remove the square footage requirements for accessory buildings under Sections 19.14.020 and 19.14.030 of the Copperton Metro Township Code.


COPPERTON METRO TOWNSHIP COUNCIL

By:   
\_\_\_\_\_  
Sean Clayton, Mayor

ATTEST

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Sherrie Swensen, Clerk/Recorder

  
\_\_\_\_\_  
Nathan Bracken,  
Metro Township Attorney

VOTING

Council Member Kathleen Bailey voting	Yea
Council Member Sean Clayton voting	Yea
Council Member David Olsen voting	Yea
Council Member Kevin Severson voting	Yea
Council Member Tessa Stitzer voting	Yea

A complete copy of Ordinance No. 2021-10-02 is available in the office of the Copperton Metro Township Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah.

**SECTIONS 19.14.020 AND 19.14.030 ARE REVISED AS FOLLOWS:**

**19.14.020 Permitted Uses**

Permitted uses in the R-1 zones are as follows:

Zone	Permitted Uses
All R-1 zones	—Accessory uses and buildings customarily incidental to a permitted use;
	—Agriculture;
	—Home business, subject to Chapter 19.85;
	—Home day care/preschool, subject to Section 19.04.293;
	—Household pets;
	—Residential facility for persons with a disability.
R-1-6, R-1-7, R-1-8, R-1-10, R-1-15	—Single-family dwelling.
R-1-21, R-1-43	—Guesthouse, the square footage must be less than one thousand two hundred square feet;
	—Maximum of four horses for private use only, not for rental;
	—Single-family dwelling.

(Ord. No. 1762, § III, 1-14-2014; Ord. No. 1753, § III, 8-6-2013; Ord. 1535, § 4 (part), 2004; Ord. 1452, § 6, 1999; Ord. 1285, § 2 (part), 1994)

**19.14.030 Conditional Uses**

Conditional uses in the R-1 zones are as follows:

Zone	Conditional Uses
All R-1 zones	—Accessory uses and buildings customarily incidental to a conditional use;
	—Cemetery;
	—Day care/preschool center, subject to Section 19.76.260;

**Deleted:**  
buildings  
under one  
on lots on

**Deleted:**  
total square  
lots under  
feet on lot

	—Golf course;
	—Home day care/preschool, subject to Section 19.04.293;
	—Planned unit development;
	—Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
	—Private nonprofit recreational grounds and facilities;
	—Public and quasi-public uses;
	—Residential facility for elderly persons;
	—Temporary buildings for uses incidental to construction work, which building must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work or thirty days after notice, the building will be removed by the county at the expense of the owner.
R-1-3, R-1-4,	—Single-family dwelling.
R-1-5	—Single-family project developments The planning commission may approve a detailed development plan for the entire single-family project in an R-1-3, R-1-4, R-1-5 zone, pursuant to Chapter 19.84 of this title. Thereafter, the development services division director may, as authorized by the planning commission, approve use permits for individual residential uses, provided that the plans comply with all requirements and conditions of the approved development plan.
R-1-6, R-1-7, R-1-8, R-1-10,	—Nursery and greenhouse, provided that there is no retail sales;
R-1-15	—Pigeons, subject to health department regulations;
	—Sportsman's kennel with a minimum lot area of one acre.
R-1-21, R-1-43	—Animals and fowl for family food production;
	—Bed and breakfast homestay;
	—Nursery and greenhouse; provided, that there is no retail sales;
	—Pigeons, subject to health department regulations;

	—Sportsman's kennel with a minimum lot area of one acre.
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