

Ordinance 22-10

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A
ZONING MAP AMENDMENT FROM SINGLE FAMILY RESIDENTIAL
R-1-20 TO SINGLE FAMILY RESIDENTIAL R-1-1 FOR THE
PROPERTIES LOCATED AT
5465; 5439; AND 5433 S. 1300 W.**

Applicant: Scott Urie/City of Taylorsville

Presenter: Wayne Harper, Economic & Community Development Director

Date: November 2, 2022



**City of Taylorsville
Economic and Community Development Department**

Exhibit D

Vicinity Map: 5433 South; 5439 South; and 5465 South 1300 West

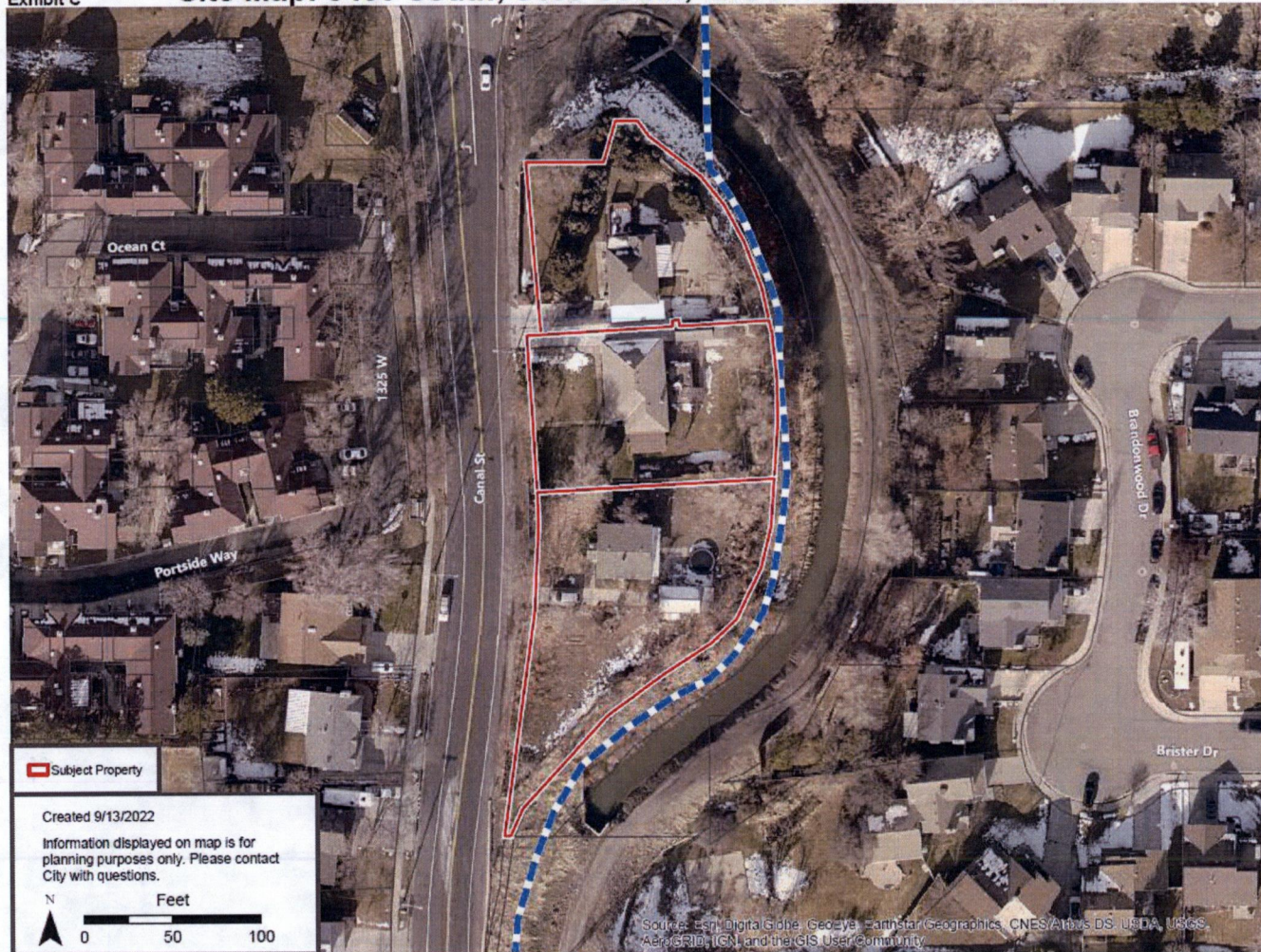


Vicinity Map

North ↗

Exhibit C

Site Map: 5433 South; 5439 South; and 5465 South 1300 West

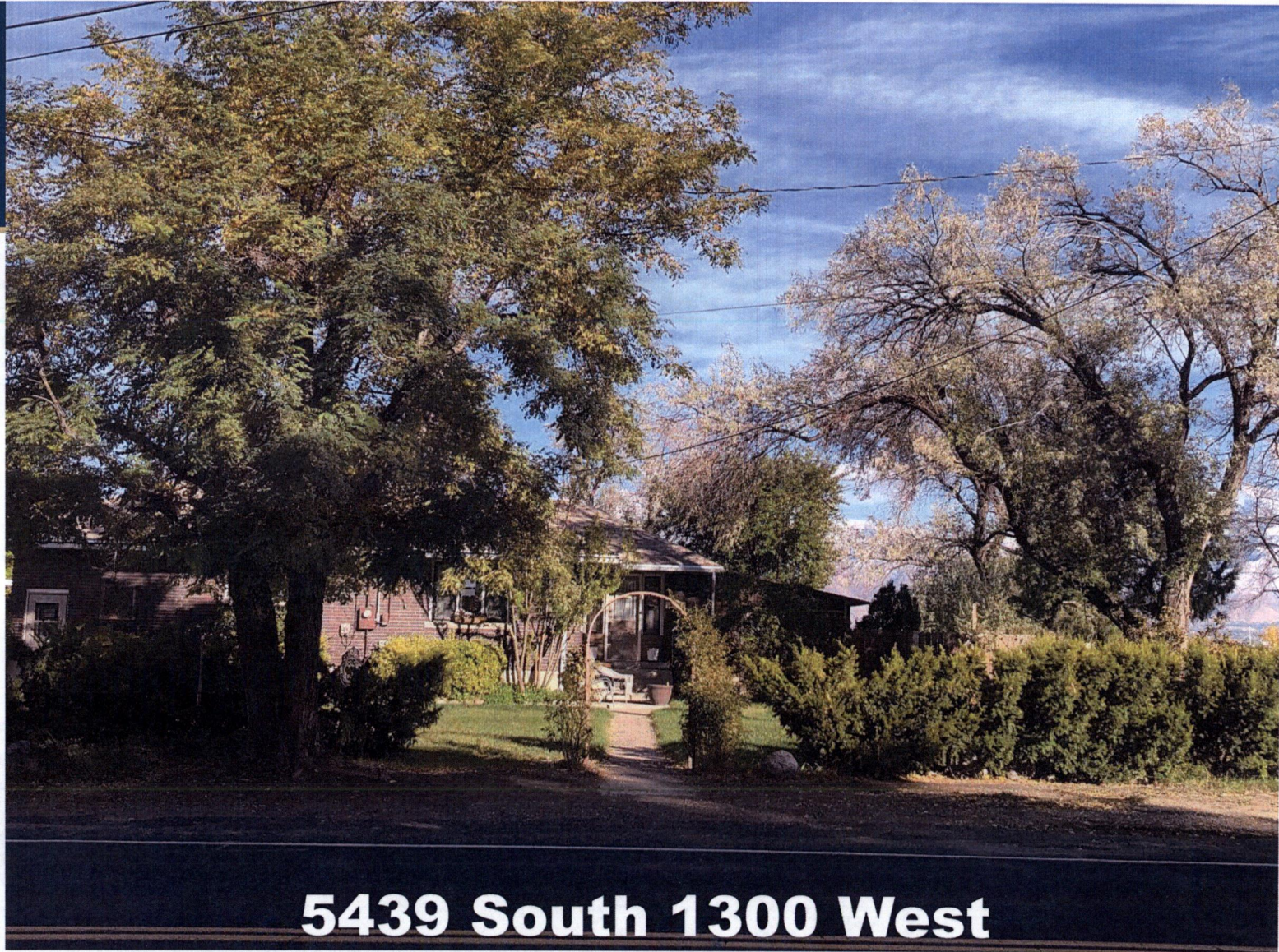


Site Aerial

North 



5433 South 1300 West

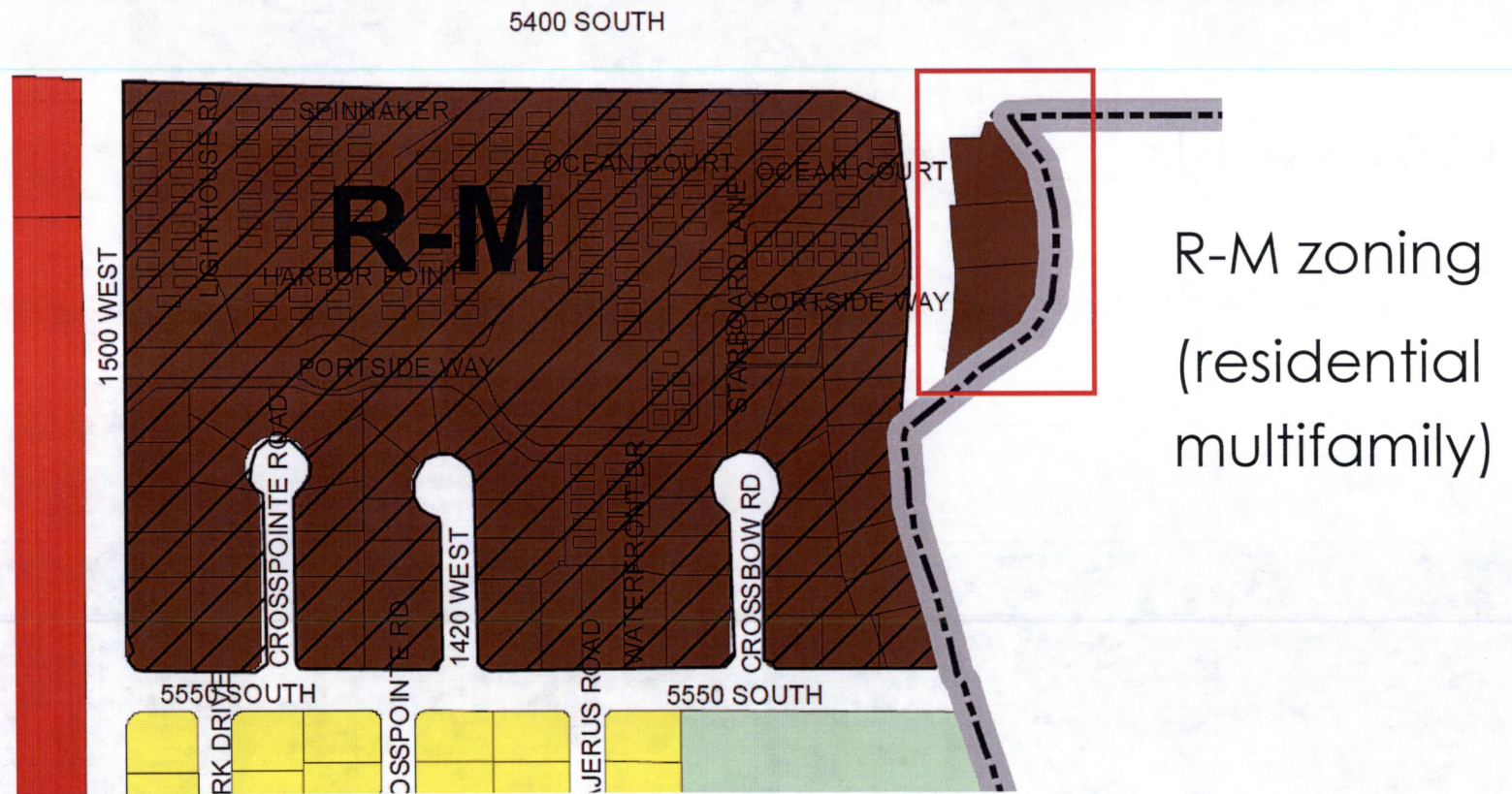


5439 South 1300 West

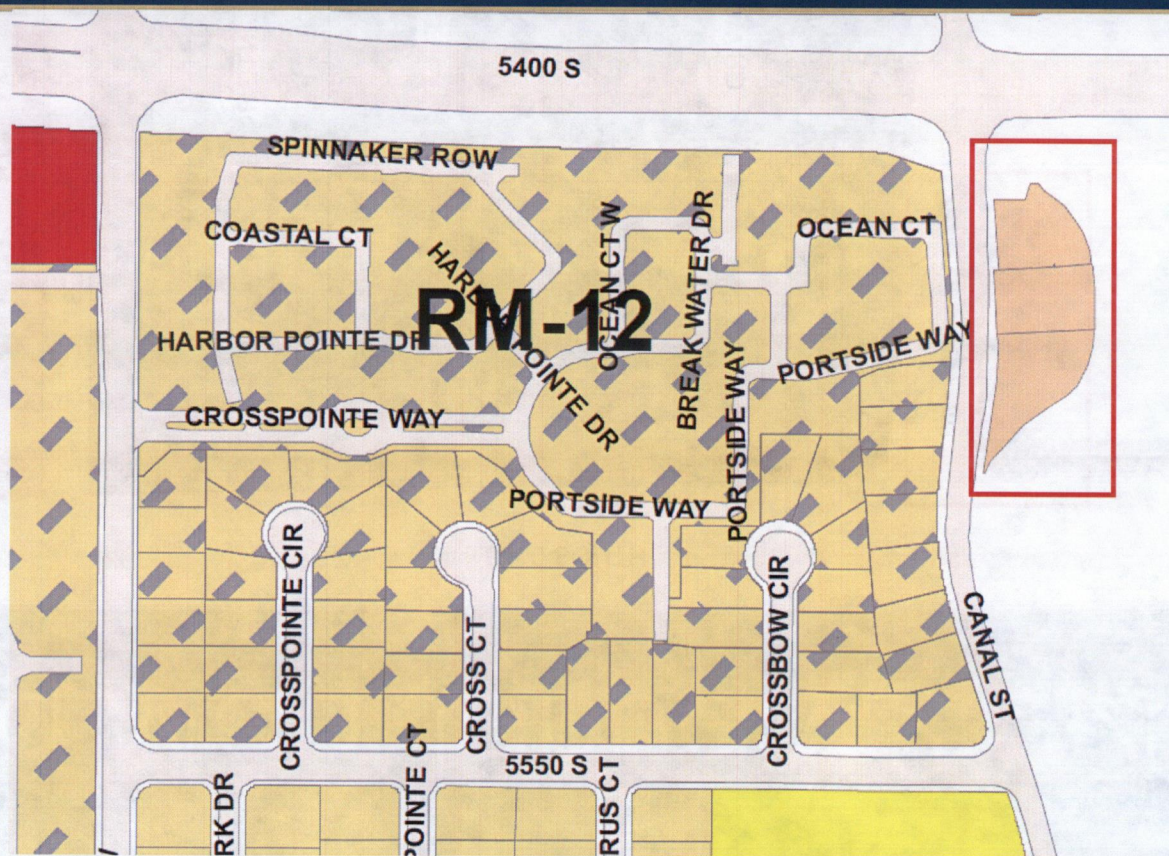


5465 South 1300 West

Zoning Map January 25, 2008



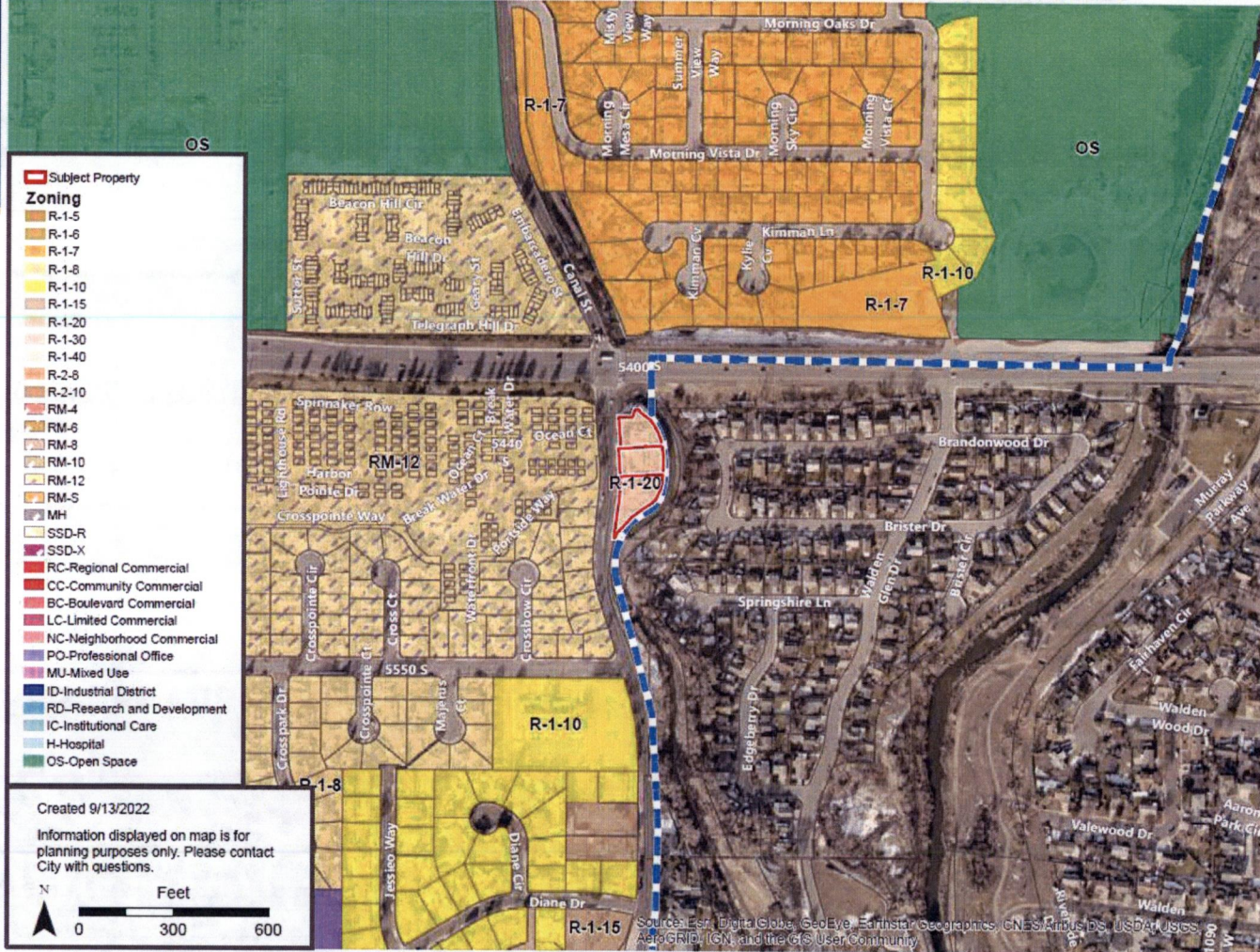
Zoning Map July 11, 2012



R-1-20 zoning
(single-family)

Exhibit A

Zoning Map: 5433 South; 5439 South; and 5465 South 1300 West



Current Zoning Map

North ↗

Zoning District Standards

Lot Size and Lot Width Requirements For R-1 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
Minimum lot width, in feet	110	100	90	85	80	70	65	55	40
Minimum lot size, in thousands of square feet	40	30	20	15	10	8	7	6	5

Property Address	Lot Area (square feet)	Lot Width at Right-of-Way (feet)
5433 S. 1300 W.	11,761	98.6
5439 S. 1300 W.	12,414	89
5465 S. 1300 W.	16,117	196

Legal Nonconforming:
Under 20,000 square feet area
& less than 90 feet lot width

Zoning District Setbacks

Identifies differences

	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	15	15	15	15	15	15	15
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	15	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

Planning Commission Action

- Public hearing held September 27, 2022
- Positive recommendation with 7-0 vote
- No public comment received

Staff Recommendation

Staff recommends approval of Ordinance 22-10 based on the findings outlined in this report.

Recommended Motion

I move to adopt Ordinance No. 22-10, approving a Zoning Map Amendment for the properties located at 5433; 5439; and 5465 S. 1300 W. from R-1-20 to R-1-10, as presented.