

**ORDINANCE NO. 2018-08**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.3.4 AND  
ARTICLE 3.4.4 - DENSITY, LOT AREA, AND WIDTH REQUIREMENTS  
IN THE CR-20,000 AND CR-40,000 ZONES.**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; and

**WHEREAS**, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

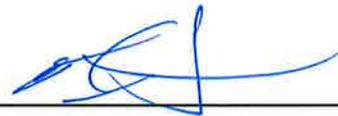
**WHEREAS**, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

**NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:**

The Amendments to Article 3.3.4 and Article 3.4.4 contained in the attached document will supersede Article 3.3.4 and Article 3.4.4 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 9th day of October 2018.



Troy Stout, Mayor

**ATTEST:**



Charmayne G. Warnock, Recorder



### 3.3.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. The minimum area and width requirements of a zoning lot shall be determined upon the average slope of the lot and shall conform to the following schedule:

Average Slope of Lot*	Minimum Area (in Square feet)	Minimum Width (at min. front setback)
0 - 9.9%	20,000 (.46 ac.)	110 ft.
10 - 14.9%	30,000 (.68 ac.)	110 ft.
15 - 19.9%	40,000 (.92 ac.)	110 ft.
20 - 24.9%	60,000 (1.37 ac.)	110 ft.
25%+	Not Buildable	Not Buildable

\* Average Slope of Lot shall be determined in accordance with the provisions of Section 3.1.11.5 of the Alpine City Development Code.

2. The City Council may, with a recommendation from the Planning Commission and with input from the applicant, modify lot lines to reduce angles, corners, and odd configurations when:
  - a. A concept plan has been provided which meets the criteria set forth in section 3.3.4.1;
  - b. The modified concept plan does not have any more or less lots than were shown in the concept plan;
  - c. The modified concept plan does not contain any lots which have less than 110 feet of frontage or 20,000 square feet in total area.
  - d. The lots within the modified concept plan each contain a minimum 20,000 square feet of area outside the mapped 100-year flood plain areas.

### 3.4.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. The minimum area and width requirements of a zoning lot shall be determined upon the average slope of the lot and shall conform to the following schedule:

Average Slope of Lot*	Minimum Area (in Square feet)	Minimum Width (at min. front setback)
0 - 9.9%	40,000 (.92 ac.)	110 ft.
10 - 14.9%	60,000 (1.36 ac.)	150 ft.
15 - 19.9%	80,000 (1.84 ac.)	200 ft.
20 - 24.9%	120,000 (2.76 ac.)	250 ft.
25%+	Not Buildable	Not Buildable

\* Average Slope of Lot shall be determined in accordance with the provisions of Section 3.1.11.5 of the Alpine City Development Code.

2. The City Council may, with a recommendation from the Planning Commission and with input from the applicant, modify lot lines to reduce angles, corners, and odd configurations when:
  - a. A concept plan has been provided which meets the criteria set forth in section 3.4.4.1;
  - b. The modified concept plan does not have any more or less lots than were shown in the concept plan;
  - c. The modified concept plan does not contain any lots which have less than 110 feet of frontage or 40,000 square feet in total area.
  - d. The lots within the modified concept plan each contain a minimum 40,000 square feet of area outside the mapped 100-year flood plain areas.