

ORDINANCE 2024-O-6-1

File No.OAM2023-001056

Date: JUNE 11, 2024

AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING ZONING PROVISIONS ON BUILDING SIZE AND HEIGHTIN FORESTRY AND RECREATION ZONES

RECITALS

WHEREAS, the Town of Brighton adopted a zoning ordinance pursuant to Utah Code Ann. Subsection 10-9a-102(2) and has authority to amend said zoning ordinance when it determines it is necessary; and

WHEREAS, the Town of Brighton is a municipality and has authority to regulate land use and development standards in general pursuant to Utah Code Ann. Subsection 10-9a-104 (1); and

WHEREAS, on May 14, 2024, the Brighton Town Council continued action regarding limitations on building size and height for single family dwellings in the Forestry and Recreation Zones to allow a workshop to be held with the planning commission; and


WHEREAS, on May 22, 2024, a publicly noticed workshop was held wherein the aforementioned limits were discussed by the council and planning commission.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

1. Subsection 19.24.050 is amended and read as attached hereto as **Exhibit A**. The amendments made Therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this 11TH day of JUNE 2024.

BRIGHTON TOWN COUNCIL


By: Dan Knopp, Mayor

ATTEST

Kara John, Clerk



Voting:

Council Member Bossard	voting <u>Aye</u>
Council Member Brunhart	voting <u>Aye</u>
Council Member Keighley	voting <u>Aye</u>
Council Member Knopp	voting <u>Aye</u>
Council Member Zuspan	voting <u>Aye</u>

EXHIBIT A

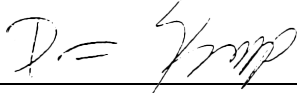
19.24.050 - Development Standards for Single-family Residential Dwellings in the Forestry Zones:

- A. **Gross Square Feet of the Combined Primary and Accessory Structures. The maximum gross square feet of the combined primary and accessory structures on a property shall be five thousand square feet (5,000 sq. ft.).**
- B. Setbacks. The minimum setback shall be eight feet (8') from all property boundaries and ten feet (10') from the nearest edge of any right-of-way.
 1. Garages Fronting the Street. If the garage entrance is facing the front lot line with a minimum setback of ten feet (10') the area between the front of garage and the right-of-way may not be used for parking of extra vehicles, unless to meet minimum parking requirements for single-family lots.
 2. Snow Storage. Adequate snow storage must be provided in the front yard setback for all parking, vehicle entrances and walkways. Snow storage must be provided on the property.
- C. Building Height. Except as otherwise specifically provided in this Title, no building or structure shall exceed thirty feet (30') The elevation shall be determined using a certified topography survey with a maximum contour interval of two feet (2').
- D. Snow Release. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

SUMMARY OF
BRIGHTON
ORDINANCE NO. 2024-O-6-1

On JUNE 11, 2024, the Brighton Town Council enacted Ordinance No. 2024-O-6-1, amending 1. Subsection 19.24.050 of the Brighton zoning ordinance to limit maximum allowable gross square feet of combined buildings on lots in Forestry and Recreation zones to 5,000 gross square feet.

BRIGHTON TOWN COUNCIL



By: Dan Knopp, Mayor

ATTEST



Kara John, Clerk

APPROVED AS TO FORM:



METRO TOWNSHIP ATTORNEY

Voting:

Council Member Bossard	voting <u>Aye</u>
Council Member Brunhart	voting <u>Aye</u>
Council Member Keighley	voting <u>Aye</u>
Council Member Knopp	voting <u>Aye</u>
Council Member Zuspan	voting <u>Aye</u>



A complete copy of Ordinance No. 2024-O-6-1 is available in the office of the Greater Salt Lake Municipal Services District, 2001 South State Street, N3-600, Salt Lake City, Utah.