

**GUNNISON CITY, UTAH
ORDINANCE No. 2016-4**

**AN ORDINANCE OF THE GUNNISON CITY COUNCIL AMENDING THE
GUNNISON CITY ZONING ORDINANCE RELATED TO THE MINIMUM
STANDARDS FOR LOTS AND PRIMARY BUILDINGS AND STRUCTURES IN THE
R-2-10,000 ZONING DISTRICT**

WHEREAS, the amendments to Gunnison City's Land Use Ordinances, including the Zoning Ordinance, are required from time to time; and

WHEREAS, the Utah Code provides the minimum procedural requirements for Gunnison City to consider an amendment to the City's Land Use Ordinances; and

WHEREAS, the Gunnison City Planning Commission has now held a public hearing and received comments on possible Zoning Ordinance amendments related to Lot Width requirements in the Residential R-2-10,000 Zoning District; and

WHEREAS, the City Council has now received the Planning Commission's recommendation and also held a public hearing on the Planning Commission recommendation; and

WHEREAS, the Land Use Ordinances of Gunnison City requires that the Gunnison City Planning Commission in recommending an amendment, and the City Council in deciding a Land Use Ordinance amendment, must determine that that procedures and requirements of the Zoning Ordinance have been met; and

WHEREAS, after consideration of the Planning Commission's recommendation, and all other comment and input received the Gunnison City Council desires that the City's Land Use Ordinances be amended for Minimum Lot Width requirements in the Residential R-2-10,000 Zoning District; and

WHEREAS, the City Council have now determined that it represents sound and appropriate action that the Gunnison City Zoning Ordinance be amended for minimum requirements related to Lot Width requirements in the Residential R-2-10,000 Zoning District.

**NOW, THEREFORE, THE CITY COUNCIL OF GUNNISON CITY, UTAH ORDAINS
AS FOLLOWS:**

Section 1. Title.

This Ordinance may be cited as "Ordinance 2016-4 – An Ordinance amending the Gunnison City Zoning Ordinance for Minimum Lot Widths in the Residential R-2-10,000 Zoning District." All recitals of this Ordinance are incorporated herein by this reference.

Section 2. Zoning Ordinance Amendments.

The Gunnison City Zoning Ordinance shall be amended as identified by Attachment 1 as attached hereto. The Gunnison City Zoning Ordinance, a Gunnison City Land Use Ordinance shall be revised to incorporate the provisions of this Ordinance.

Section 3. Conflict.

In the event of a conflict between this Ordinance and any other Gunnison City Ordinance, Resolution, Regulation, or Policy, the provisions of this Ordinance shall apply and shall be controlling.

Section 4. Severability.

If any section, part, or provision of this Ordinance is held by a court of competent jurisdiction to be invalid or unenforceable such invalidity or unenforceability shall not affect any other section, part, or provision of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date.

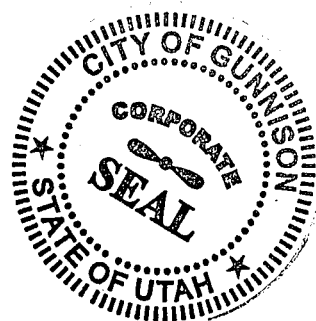
This Ordinance shall take effect upon noticing as required by law.

**PASSED BY THE CITY COUNCIL OF GUNNISON CITY, STATE OF UTAH, THIS
13TH DAY OF JULY, 2016.**

By: Bruce A. Blackham
Bruce Blackham, Mayor

ATTEST:

Janell Braithwaite
Janell Braithwaite, City Recorder



ATTACHMENT 1

Appendix B – Standards for Preliminary Buildings and Structures, Gunnison City Zoning Ordinance, as adopted, be amended as follows:

REQUIREMENTS	ZONING DISTRICT								
	A-1	RR-1	R-2-10,000	R-4-7,500	R-1-MHP	R & C - 1	CC	L-1	S-1
Minimum Lot Width	200 feet	130 feet– Single-Family, 200 feet – Church, 200 feet –	100 feet – Single-Family. <u>118*</u> feet – Two-Family, 200 feet – Church, 200	75 feet – Single-Family 90 feet – Two-	75 feet – Single-Family 90 feet – Two-Family	75 feet – Single-Family 90 feet – Two-	As required by the Land Use Authority for Land Use Application approval.		
Minimum Lot Width for Corner Lots	240 feet	160 feet– Single-Family, 240 feet – Church, 240 feet –	120 feet – Single-Family. <u>142*</u> feet – Two-Family, 240 feet – Church, 240 feet – School.	90 feet – Single-Family 110 feet – Two-Family 120 feet – Three-Family 135 feet – Four-Family, 240 feet – Church, 240 feet – School.	90 feet – Single-Family 110 feet – Two-Family 120 feet – Three-Family 135 feet – Four-Family, 240 feet – Church, 240 feet – School.	90 feet – Single-Family 110 feet – Two-Family 120 feet – Three-Family 135 feet – Four-Family, 240 feet – Church, 240 feet – School.	As required by the Land Use Authority for Land Use Application approval.		

* The Front Door of each dwelling unit shall face directly onto a public street.