

ORDINANCE NO. 22-08

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, BY AMENDING CHAPTER 17.56 “R-1 SINGLE-FAMILY RESIDENTIAL ZONE”, SECTIONS 17.56.030 “AREA, WIDTH AND YARD REGULATIONS” AND 17.56.050 “MODIFYING REGULATIONS”.

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The attached table shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in yellow shall be added.

17.56.030	AREA, WIDTH AND YARD REGULATIONS
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District	Area	Width (In Feet)	Front – Main Entrance (In Feet)	Front – Garage (In Feet)	Front (In Feet)	Side (In Feet)	Rear (In Feet)
R-1-10	10,000	80	20	25	30	10	30
R-1-12	12,000	90	20	25	30	10	30
R-1-20	20,000	100	20	25	30	10	30

Note: For Corner Lots, see SMC 17.56.050 (C).

17.56.050	MODIFYING REGULATIONS
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C. Front Yards:

1. ~~On corner lots, the least of the two (2) front yards shall be a minimum of twenty feet (20') and the combination of the two together shall total a minimum of fifty feet (50').~~ On corner lots, the front yard setback shall be a minimum of twenty feet (20') and the street side yard setback shall be a minimum of twenty feet (20'). All corner lots shall adhere to the line of sight code found in SMC 17.36.090.
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent

jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.

3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and signed this 22nd day of June, 2022.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder