

ORDINANCE NO. 22-27

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”, CHAPTER 17.81 “MASTER PLANNED COMMUNITY (MPC) ZONE”, SECTION 17.81.050 “DEVELOPMENT STANDARDS” AND CHAPTER 17.88 “PLANNED UNIT DEVELOPMENTS”, SECTION 17.88.060 “APPLICATION OF PUD TO UNDERLYING ZONE”.

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

- The following sections shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in yellow shall be added.

17.81.050 DEVELOPMENT STANDARDS

F: Lot Widths/Setbacks: The primary dwelling structure shall be set back from either the property line or right-of-way lines as shown below. (All measurements in feet):

	Housing Type	Front Setback - Main Entrance	Setback - Garage	Side Setback	Rear Setback	Side Setback Street
Primary Structure	Single-Family Detached	20'	25'	8'	15'	12'
	Twin Homes	20'	25'	8'	15'	12'
	Multi-Family	20'	25'	8'	15'	12'

17.88.060 APPLICATION OF PUD TO UNDERLYING ZONE

- Yard Setbacks:** In residential PUDs where individual lot lines exist, the minimum front yard setback for the main entrance shall be twenty feet (20') from the property line. The minimum setback from the garage, shall be twenty-five feet (25') from the property line. On corner lots, the lesser 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 forty feet (40') The minimum side yard setback shall be six feet (6') with a minimum distance between buildings being fifteen feet (15'). The minimum rear yard shall be twenty feet (20') except when adjacent to a single-family residential zone that is situated outside a PUD overlay zone in which case the minimum rear yard

shall be thirty feet (30').

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 hearing(s) 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 14th day of December, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder