

ORDINANCE NO. 06-2023

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
CHAD ARGYLE <i>Councilmember</i>	X			
STACY BECK <i>Councilmember</i>	X			
JESSE CARDON <i>Councilmember</i>	X			
SHANE MARSHALL <i>Councilmember</i>	X			
KEVIN OYLER <i>Councilmember</i>	X			

I MOVE this ordinance be adopted: Councilmember Argyle

I SECOND the foregoing motion: Councilmember Marshall

ORDINANCE No. 06-2023

ORDINANCE AMENDING TABLE 1 - RESIDENTIAL DEVELOPMENT STANDARDS
OF THE SPANISH FORK MUNICIPAL CODE PERTAINING TO DENSITY
CALCULATION OF MASTER PLANNED DEVELOPMENTS

WHEREAS Spanish Fork City ("City") recognizes the importance of careful
calculation of Master Planned Development Densities;

WHEREAS Title 10, Chapter 9a, Part 1, Section 102 of the Utah Code allows the City Council, as the legislative body, to regulate density;

WHEREAS a public hearing was held before the Planning Commission on April 12, 2023, after which the Planning Commission made a recommendation on the proposed ordinance to the City Council;

WHEREAS the City Council considered the Planning Commission's recommendation and held a public hearing on April 18, 2023; and

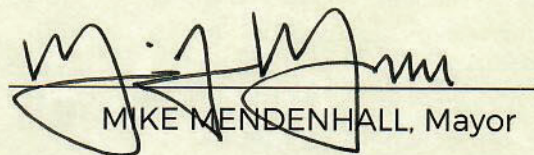
WHEREAS the City Council finds that the proposed ordinance will further the public health, safety, and general welfare of Spanish Fork residents by thoughtfully regulating the allowable densities in Master Planned Developments;

NOW, THEREFORE, be it ordained by the Spanish Fork City Council as follows:

Section 1. Amendment of Municipal Code. The Spanish Fork Municipal Code is hereby amended as shown in Exhibit A, attached hereto and incorporated herein Table 1 - Residential Development Standards.

Section 2. Effective Date. This ordinance shall be effective twenty days after passage and publication.

DATED: April 18, 2023.


MIKE MENDENHALL, Mayor

ATTEST:

Tara Silver

Tara Silver, City Recorder



EXHIBIT A

AMENDMENT OF THE MUNICIPAL CODE

Table 1 - Residential Development Standards										
District	Maximum Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height ⁵	
		Lot Area	Width	Depth	Front ⁶	Rear ⁷	Side	Corner	Principal Building	Accessory Building ¹
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.39 .4 units	80,000 sf	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.52 .53 units	60,000 sf	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.78 .8 units	40,000 sf	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.05 1.07 units	30,000 sf	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.57 1.60 units	20,000 sf	125'	150'	30'	30'	15'	25'	35'	20'
R-1-15	2.09 2.13 units	15,000 sf	100'	125'	20-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-12	2.61 2.67 units	12,000 sf	100'	100'	20-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-9	3.48 3.56 units	9,000 sf	85'	90'	15-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-8	3.92 4 units	8,000 sf	75'	90'	15-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-6	5.23 5.34 units	6,000 sf	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	35'	20'
R-3	12 units	6,000 sf	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	35'	20'
R-4	20 units	6,000 sf	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	45'	20'
R-5	18 units	6,000 sf	50'	90'	10-20' ⁸	15'	15'	15'	40'	20'
R-O	N/A	6,000 sf	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	35'	20'