

ORDINANCE No. 11-17

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON <i>Mayor (votes only in case of tie)</i>		
CHAD ARGYLE <i>Council member</i>	X	
STACY BECK <i>Council member</i>	X	
BRANDON B. GORDON <i>Council member</i>	X	
MIKE MENDENHALL <i>Council member</i>	X	
KEIR A. SCUBES <i>Council member</i>	X	

I MOVE this ordinance be adopted: Council member Beck

I SECOND the foregoing motion: Council member Argyle

ORDINANCE No. 11-17

AN ORDINANCE MAKING AMENDMENTS TO SETBACK REQUIREMENTS IN THE R-O, R-1-6, R-3, AND R-4 ZONES

WHEREAS, Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use; and

WHEREAS, amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS, modifying side setbacks in certain instances in the R-1-6, R-3, R-O, and R-4 Residential Zones will allow better quality homes on smaller lots in those zones to locate without creating any loss of aesthetics from slightly smaller setbacks; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 5th day of April, 2017, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 18th day of April, 2017, whereat additional public comment was received;

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

I.

Spanish Fork Municipal Code, Table 1, Residential Development Standards, is hereby amended to allow smaller side setbacks in the R-1-6, R-3, R-4, and C-O Residential Zones as follows:

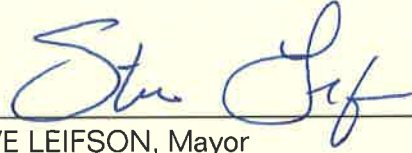
District	Base Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height ⁵	
		Lot Area	Width	Depth	Front ⁶	Rear ⁷	Side	Corner	Principal Building	Accessory Building ¹
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units (base)	80,000 sf	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.54 units (base)	60,000 sf	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.81 units (base)	40,000 sf	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.07 units (base)	30,000 sf	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.61 units (base)	20,000 sf	125'	150'	30'	30'	15'	25'	35'	15'
R-1-15	2.15 units (base)	15,000 sf	100'	125'	20-25' ²	25'	10'	15-25' ⁴	35'	15'
R-1-12	2.69 units (base)	12,000 sf	100'	100'	20-25' ²	25'	10'	15-25' ⁴	35'	15'
R-1-9	3.58 units (base)	9,000 sf	85'	90'	20-25' ²	25'	10'	15-25' ⁴	35'	15'
R-1-8	4.03 units (base)	8,000 sf	75'	90'	20-25' ²	25'	10'	15-25' ⁴	35'	15'
R-1-6	5.37 units (base)	6,000 sf	50'	90'	20-25' ²	25'	5-10' ³	15-25' ⁴	35'	15'
R-3	8 units (maximum)	6,000 sf	50'	90'	20-25' ²	25'	5-10' ³	15-25' ⁴	35'	15'
R-4	18 units (maximum)	6,000 sf	50'	90'	20-25' ²	25'	5-10' ³	15-25' ⁴	45'	15'
R-O	N/A	6,000 sf	50'	90'	20-25' ²	25'	5-10' ³	15-25' ⁴	35'	15'

- 1 - Refer to 15.3.24.090(A) for accessory buildings.
- 2 - 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
- 3 - 5 feet on one side, 10 feet on the other side for single-family dwellings except for lots with 50 feet of lot width or less. When the lot width is 50 feet or less the minimum setback is 5 feet on each side. The setback is 10 feet for non-residential uses.
- 4 - 15 feet to living area, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
- 5 - Flagpoles are limited to the height of principal buildings in a residential zone.
- 6 - Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.
- 7 - On corner lots, the setback is reduced by 5 feet.

II.

This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH,
this 18th day of April, 2017.



STEVE LEIFSON, Mayor

Attest:



Kent R. Clark, City Recorder

