

ORDINANCE NO. 2019 - 06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SUBSECTIONS 17.30.020 (AGRICULTURAL) AND 17.40.020 (RESIDENTIAL) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO MODIFY THE ROOF PITCH REQUIREMENTS FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL AND RESIDENTIAL ZONES.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

WHEREAS, the City Council has adopted Title 17 of the City of South Jordan Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend City Code § 17.30.020 and § 17.40.020 of Title 17 to change the roof pitch requirements for accessory buildings in the agricultural and residential zones; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and recommended the City Council change the roof pitch requirement; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. City Code §§ 17.30.020 and 17.40.020 are amended as shown in Exhibit A to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 19TH DAY OF MARCH, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	___	___	___
Bradley Marlor	<u>X</u>	___	___	___
Donald Shelton	<u>X</u>	___	___	___
Tamara Zander	<u>X</u>	___	___	___
Jason McGuire	<u>X</u>	___	___	___

Mayor: *Dawn R. Ramsey*
 Dawn R. Ramsey

Attest: *Anna M. West*
 City Recorder

Approved as to form:

[Signature]
 Office of the City Attorney



EXHIBIT A

(Text Amendment – deletions in ~~strike~~through, additions in **bolded underline**)

Section 17.30.020.I

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the planning commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of an accessory building in agricultural zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the planning commission as a conditional use permit.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the planning commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum ~~four~~**one** to twelve (**4**:12) roof pitch over a majority of the structure.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled planning commission meeting.

Section 17.40.020.I

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the planning commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of an accessory building in agricultural zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the planning commission as a conditional use permit.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the planning commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with **a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and** a minimum three to twelve (3:12) roof pitch over a majority of the structure **in all other residential zones**.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled planning commission meeting.