

**GRANTSVILLE  
ORDINANCE 2025-32**

**AMENDING CHAPTER 15 OF THE GRANTSVILLE CITY LAND USE AND  
MANAGEMENT CODE REGARDING RESIDENTIAL AND MULTIPLE  
RESIDENTIAL DISTRICTS**

**WHEREAS**, the Grantsville City Council finds it necessary and appropriate to review and amend the provisions of Chapter 15 of the Grantsville City Land Use and Management Code regulating residential and multiple residential districts; and

**WHEREAS**, the City Council has determined that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of Grantsville City;

**NOW THEREFORE**, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “15.1 Residential District R-1-21” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:

.....21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)

.....70 feet

Minimum Yard Setback Requirements: Front Yard

.....30 feet. Rear  
Yard .....30 feet  
Side Yard for Main Buildings .....5\*/15  
feet Side Yard (Amended 4/98) .....4  
feet\* Rear Yard for Accessory Buildings .....1

foot\* On corner lots, 2 front yards and 2 side yards are required.

\*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height .....35 feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage .....20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities, Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

AFTER AMENDMENT

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:

.....21,780 sq. feet (1/2 acre)

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street) .....70 feet

Minimum Yard Setback Requirements: Front Yard

.....~~30~~ 30 feet.

Rear Yard

.....30 feet Side

Yard for Main Buildings .....~~5\*~~ 15 feet

7.5 ft on one side and 15 ft on the opposite side. Side Yard (Amended 4/98)

.....4 feet\* Rear Yard for Accessory

Buildings .....1 foot\* On corner lots, 2 front

yards and 2 side yards are required:

\*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height .....35  
feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage  
.....20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 21.6.3),  
whichever is greater

Surface drainage facilities, Curb, Gutter, Sidewalk, Culinary water facilities, Waste water  
disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public  
streets), and Street lights

**SECTION 2:            AMENDMENT “15.2 Residential District R-1-12” of the  
Grantsville Land Use Ordinances is hereby *amended* as follows:**

**BEFORE AMENDMENT**

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually  
compatible development of lots not less than 12,000 square feet in size, suitable for urban  
locations. The district is intended to minimize flooding, erosion, and other environmental  
hazards; to protect the natural scenic character; to promote the safety, and well-being of present  
and future residents; and ensure the efficient expenditure of public funds. To provide areas for  
low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:

.....12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5:  
Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)  
.....70 feet

Minimum Yard Setback Requirements:

Front Yard

.....30 feet

Rear Yard

.....40feet

Yard for Main Buildings Each Side .....5\*/15 feet

Side Yard for Accessory Buildings .....4  
feet\* Rear Yard for Accessory Buildings

.....1 foot\* On corner lots, 2 front yards and  
2 side yards are required.

\*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35  
feet Maximum Building Coverage

.....20%

Required Improvements:

Street grading Street base

**Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater**

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

AFTER AMENDMENT

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:

.....12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)  
.....70 feet

Minimum Yard Setback Requirements:

Front Yard

.....~~30~~ 30 feet

Rear Yard

.....40feet

Yard for Main Buildings Each Side .....5\*/15 feet  
7.5 ft on one side and 15 ft on the opposite side. Side Yard for Accessory Buildings  
 .....4 feet\* Rear Yard for Accessory  
 Buildings .....1 foot\* On corner lots, 2 front  
 yards and 2 side yards are required.

\*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35  
 feet Maximum Building Coverage  
 .....20%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 21.6.3),  
 whichever is greater

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water  
 disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public  
 streets), and Street lights

**SECTION 3:        AMENDMENT “15.3 Residential District R-1-8” of the**  
 Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8  
 zoning district designation will be considered by Grantsville City. Areas previously designated  
 with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in  
 existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:

.....8,000 sq. feet  
 Minimum Lot Size for Corner Lots .....10,000  
 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5:  
 Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)  
 .....60 feet

Minimum Yard Setback Requirements: Front Yard .....30 feet Rear  
 Yard for Main Buildings .....25 feet  
 Rear Yard for Accessory Buildings .....1 foot\*  
 Side Yard for Main Buildings Each Side .....5\*/15  
 feet Side Yard for Accessory Buildings on a Corner Lot .....10  
 feet Side Yard for Accessory Buildings. ....4 feet\* On corner lots,  
 2 front yards and 2 side yards are required.

\*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35  
 feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage  
 .....35%

Required Improvements:

Street grading Street base

**Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater**

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street , Shade trees (along public streets), and Street lights

*Amended 11/13 by Ordinance 2013-23*

AFTER AMENDMENT

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:

.....8,000 sq. feet  
 Minimum Lot Size for Corner Lots .....10,000  
 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)  
 .....60 feet

Minimum Yard Setback Requirements: Front Yard .....~~30~~ 30 feet  
 Rear Yard for Main Buildings .....25  
 feet Rear Yard for Accessory Buildings .....1  
 foot\* Side Yard for Main Buildings Each Side  
 .....~~5\*/15 feet~~ 7.5 ft on one side and 15 ft on the  
opposite side. Side Yard for Accessory Buildings on a Corner Lot  
 .....10 feet Side Yard for Accessory Buildings.  
 .....4 feet\* On corner lots, 2 front yards and 2 side yards are  
 required.

\*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35  
 feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage  
 .....35%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 21.6.3),  
 whichever is greater

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water  
 disposal, Street name signs, Four hydrants, Street , Shade trees (along public streets), and  
 Street lights

*Amended 11/13 by Ordinance 2013-23*

**SECTION 4:            AMENDMENT “15.4 Multiple Residential District RM-7” of**  
 the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning  
 district designation will be considered by Grantsville City. Areas previously designated with a  
 RM-7 zoning district designation may continue after June 4, 1999 and the uses in these  
 district’s may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family  
 and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area):

.....7,000 sq. feet Minimum Lot Size for Corner Lots .....10,000 sq. feet Additional lot area for each additional dwelling unit on the lot .....6,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

All Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard

.....25 feet. Rear Yard for Main Buildings .....20 feet Rear Yard for Accessory Buildings .....1 foot, or match the easement width, whichever is greater Side Yard for Main Building, Each Side .....5\*/15 feet Side Yard for Accessory Buildings .....4 feet\*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building .....4 feet\* On the rear of the Main Building .....1 foot\*

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street.

\*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height .....35 feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage .....35%

Required Improvements:

Street grading Street base

**Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater**

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

**AFTER AMENDMENT**

**15.4 Multiple Residential District RM-7**

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot Area):

.....7,000 sq. feet Minimum Lot  
Size for Corner Lots .....10,000 sq. feet Additional  
lot area for each additional dwelling unit on the lot .....6,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

All Attached Dwelling Unit residential development shall comply with ~~GLUMDC~~ GLUDMC 4.34 (Multi-Unit Residential Development)

Minimum Frontage (along curb face on a public street or an approved private street) 60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard

.....25 feet. Rear  
Yard for Main Buildings .....20 feet Rear  
Yard for Accessory Buildings .....1 foot, or match  
the easement width, whichever is greater Side Yard for Main Building, Each Side  
.....~~5\*/15 feet~~ 7.5 ft on one side and 15 ft on the  
opposite side. Side Yard for Accessory Buildings  
.....4 feet\*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building  
.....4 feet\* On the rear of the Main Building  
.....1 foot\*

In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street.

\*Setback shall be as listed or match the easement width, whichever is greater

Maximum Building Height .....35 feet,  
or a basement and two (2) floors, whichever is less Maximum Building Coverage  
.....35%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 21.6.3),

whichever is greater

Surface drainage facilities Curb, Gutter, Sidewalk, Culinary water facilities, Waste water disposal, Street name signs, Four hydrants, Street monuments, Shade trees (along public streets), and Street lights

**SECTION 5: AMENDMENT** “15.5 Multiple Residential District RM-15” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

**BEFORE AMENDMENT**

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area):

.....8,000 sq. feet Minimum  
Lot Size for Corner Lots .....10,000 sq. feet  
Additional lot area for each additional dwelling unit on the lot  
.....4,000 sq. feet of the lot area.

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

All multi-use Attached Dwelling Unit residential development shall comply with GLUMDC 4.34 (Multi-Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street)  
.....60 feet Minimum Yard Setback Requirements: Front Yard  
.....25 feet Rear  
Yard for Main Buildings .....20 feet Rear  
Yard for Accessory Buildings .....1 foot\* Side  
Yard for Main Buildings, Each Side .....7.5 feet Side  
Yard for Accessory Buildings .....4 feet\*

In order to maintain an adequate site triangle, there shall be streeta minimum setback on corner lots as follows:

25 feet on each side fronting a street.

\*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35 feet  
Maximum Building Coverage of the lot area  
.....50%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per GLUMDC 21.6.3), whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary Water facilities Waste water disposal Street name signs Four hydrants Street monuments Shade trees (along public streets) Street lights

AFTER AMENDMENT

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartment and condominiums.

Minimum Lot Size (Lot Area):

.....8,000 sq. feet Minimum Lot Size for Corner Lots .....10,000 sq. feet Additional lot area for each additional dwelling unit on the lot .....4,000 sq. feet of the lot area.

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

All multi-use Attached Dwelling Unit residential development shall comply with ~~GLUMDC~~ GLUDMC 4.34 (Multi-Use Unit Residential Development)

Minimum Frontage (at the property line on a public street or an approved private street)

.....60 feet Minimum Yard Setback Requirements: Front Yard .....25 feet Rear Yard for Main Buildings .....20 feet Rear Yard for Accessory Buildings .....1 foot\* Side Yard for Main Buildings, Each Side .....7.5 feet Side Yard for Accessory Buildings .....4 feet\*

In order to maintain an adequate site triangle, there shall be streeta minimum setback on corner lots as follows:

25 feet on each side fronting a street.

\*Setback shall be as listed or match the easement, whichever is greater

Maximum Building Height .....35 feet Maximum Building Coverage of the lot area

.....50%

Required Improvements:

Street grading Street base

Street Pavement to centerline or minimum paved width (per ~~GLUMDC~~ GLUDMC 21.6.3),  
whichever is greater

Surface drainage facilities Curb and Gutter Sidewalk Culinary Water facilities Waste water  
disposal Street name signs Four hydrants Street monuments Shade trees (along public streets)  
Street lights

**SECTION 6:        SEVERABILITY CLAUSE** Should any part or provision of  
this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall  
not affect the validity of the Ordinances a whole or any part thereof other than the part so  
declared to be unconstitutional or invalid.

**SECTION 7:        EFFECTIVE DATE** This Ordinance shall take effect  
immediately upon its passage and approval as provided by law.



