

**GRANTSVILLE  
ORDINANCE 2024-29**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING CHAPTER 15 OF THE  
GRANTSVILLE CITY LAND USE AND MANAGEMENT CODE TO MODIFY  
FRONT AND REAR YARD SETBACKS IN THE R-1-12 RESIDENTIAL DISTRICT**

**WHEREAS**, the City Council of Grantsville City (the "City Council") has determined that it is in the best interest of the City to amend the Grantsville City Land Use and Management Code (the "Code") to address the front and rear yard setback requirements in the Residential District R-1-12; and

**WHEREAS**, the Board of Adjustment has recommended these amendments due to the frequent variance requests related to the current setback requirements; and

**WHEREAS**, the Planning Commission held a public hearing on August 1st, 2024, and discussed the proposed amendment during their meeting on August 15th, 2024, where they recommended approval of the proposed amendments, with the condition that the lot frontage remains unchanged at 70 feet; and

**WHEREAS**, the City Council finds that the proposed amendments are consistent with the City's General Plan and will better align the setback requirements with other residential zoning districts within the City; and

**WHEREAS**, the City Council has reviewed the Staff Report Summary attached hereto as Exhibit A, which provides an analysis and recommendation for the proposed amendment.

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

**SECTION 1:**        **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  
.....40 feet

Rear Yard  
.....30 feet

Side 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**

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**SECTION 2: 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 3: EFFECTIVE DATE** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

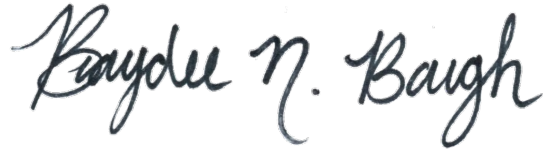
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL SEPTEMBER 04, 2024.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Heidi Hammond	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jolene Jenkins	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jeff Williams	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Rhett Butler	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jacob Thomas	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

Attest

Presiding Officer

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Neil Critchlow, Mayor, Grantsville



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Braydee Baugh, City Recorder,  
Grantsville

