

**GRANTSVILLE
ORDINANCE 2023-07**

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

SECTION 1: **AMENDMENT** “19a.1 Purpose And Intent” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of commercial properties integrated with subordinate residential uses. Planned Unit Developments are required in this zone. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the priority is to create a commercial core that is located on the City's major streets, and specifically along Main Street. To accomplish this goal, properties of less than one acre fronting major streets such as Main Street shall be developed as commercial only or a commercial/residential mix with the commercial fronting the street. All properties developed under the Mixed Use District that are one acre or greater shall include at least 50% of the land area as commercial fronting the major street. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted.

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district..

AFTER AMENDMENT

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of commercial properties integrated with subordinate residential uses. Planned Unit Developments are required in this zone. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

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(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted.

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district..

SECTION 2: AMENDMENT “4.34 Multi Unit Residential Development” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

4.34 Multi Unit Residential Development

1. Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
2. The minimum size requirements for a multi-unit lot is:
 - a. As specified in GLUMDC 15.4 and 15.5, if the development is located in those districts.
 - b. For developments approved by the City to be constructed in other districts allowing multi-unit residential development, the minimum size requirements are:
 - i. Minimum lot size shall be calculated as 7,000 square feet (sq) for the first unit and an additional 4,000 square feet (sq) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq).
 - ii. Subject to the maximum number of units permitted in any other section of this Code, the maximum number of units per acre of lot size shall be fifteen (15) units.
 - iii. Minimum frontage will be fifty feet (50').
 - iv. Minimum setback for the front yard will be twenty-five feet (25').

- v. Minimum rear setback will be twenty feet (20').
 - vi. Minimum side yard setback will be twenty feet (20').
 - vii. For corner lots, there shall be two front yard setbacks.
 - viii. If two or more structures are located on one lot, the minimum distance between the structures will be thirty feet (30').
3. Street and Parking
- a. All streets shall be designed and constructed to meet the City's standard for streets.
 - b. There shall be a minimum of two (2) parking spaces provided for each unit.
 - c. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided.
 - d. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
 - e. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
4. Building Requirements
- a. Maximum height is two (2) stories or thirty-five feet (35'), whichever is less.
 - b. Ground floor units shall be ADA accessible.
5. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.

AFTER AMENDMENT

4.34 Multi Unit Residential Development

1. Multi unit residential units, also called attached dwelling units, shall include any structure that provides for more than one place of residence. The combined units in each structure shall will meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
2. The minimum size requirements for a multi-unit lot is:
 - a. The minimum lot size per individual unit for townhouses, row houses and other attached but separately owned type units is 2,400 square feet including a minimum of 1,000 square foot unit footprint. As the unit footprint increases in area the overall lot size shall increase equivalently as necessary to allow the unit the meet minimum frontage width and all setbacks. Lot sizes for end units shall include additional lot area to meet corner side setbacks of 25 feet. The minimum building to building spacing of 30 feet overall between buildings. The side setback along property boundaries shall be 15 feet. Setback areas may be held in common ownership. The minimum lot size only includes the area within the setbacks and does not include: public/private streets, private drives/ alleyways serving multiple units, visitor parking, common use areas such as playgrounds, neighborhood recreational amenities, sidewalks,

~~pathways, or trails. As specified in GLUMDC 15.4 and 15.5, if the development is located in those districts.~~

- b. The minimum lot size for attached apartments and condominiums shall be calculated based upon an area per individual unit of 2,400 square feet. The building footprint is not included in the lot size calculation. Open space requirements shall apply. This minimum area includes parking lots internal driveways, common use areas, amenities, internal sidewalks pathways or trails. Regardless of the minimum lot size calculation building setbacks shall remain in force when locating all buildings on a site. Interior amenities for utilization of all residents such as gyms, pools, group meeting areas including amenities typically found in a club house may be calculated as part of the lot size if they do not contain residential units, building maintenance or mechanical areas serving the residential portions of the complex either in, above or below the amenity. Interior amenities, sheds and covered or enclosed parking shall not encompass more than 1/3 of the area calculated as minimum lot size.

~~For developments approved by the City to be constructed in other districts allowing multi-unit residential development, the minimum size requirements are:~~

~~Minimum lot size shall be calculated as 7,000 square feet (sq) for the first unit and an additional 4,000 square feet (sq) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq). Subject to the maximum number of units permitted in any other section of this Code, the maximum number of units per acre of lot size shall be fifteen (15) units. Minimum frontage will be fifty feet (50'). Minimum setback for the front yard will be twenty-five feet (25'). Minimum rear setback will be twenty feet (20'). Minimum side yard setback will be twenty feet (20'). For corner lots, there shall be two front yard setbacks. If two or more structures are located on one lot, the minimum distance between the structures will be thirty feet (30').~~

c. Setbacks

- i. Front: 25 feet
- ii. Sides (attached dwellings): 30 feet spacing between buildings containing dwelling units 15 feet side setback to property line
- iii. Rear: 20 feet
- iv. Corner lots (attached dwellings): 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

d. Minimum Lot Frontage

- i. Townhouses, rowhouses, and attached separately owned residential units shall have a lot frontage/lot width per unit of no less than 30 feet

- e. Open Space Requirements: In recognition that attached dwelling and mixed-use housing typically includes limited personal outdoor space, all attached dwelling and mixed use projects shall provide a minimum of 10% of the total residential project area to be used for improved open space. There shall be no

fee in lieu option for open_space in these projects. The improved open space shall comply with the following requirements:

1. The open space area shall be part of the common area and shall be used to provide amenities and activity areas for the residents of the development.
2. Amenities shall include active and passive uses such as but not limited to play areas and equipment, exercise areas and equipment, and outdoor gathering areas that are conducive to the health, safety and welfare of the residents.
3. As open space areas are meant to provide outdoor amenities for the use of the residents, stormwater facilities shall not be considered as part of the open space area.
4. Open space shall not encroach on setback areas and adequate buffering shall be provided to shield residences, onsite and neighboring, from the light and noise of amenities.
5. Pathways and trails shall be provided that allow all residents to safely access the open space areas.
6. The attached dwelling and mixed use open space requirements shall supersede the open space requirements found in Chapter 21 Subdivision Regulations.

f. Street and Parking

1. All streets shall be designed and constructed to meet the City's standards for streets
2. Parking for Residents: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - a. There shall be a minimum of two (2) parking spaces provided for each unit
 - b. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
3. Residential Visitor Parking: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply with the following exceptions:
 - a. Parking for the first ten (10) units shall provide one (1) separate designated visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for

each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.

b. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided no more than 200 feet away from the units for which parking is serving.

4. Commercial Parking: Parking requirements found in Chapter 6 Off Street Parking and Loading shall apply

~~1. Street and Parking~~

~~All streets shall be designed and constructed to meet the City's standard for streets. There shall be a minimum of two (2) parking spaces provided for each unit. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.~~

~~2. g. Building Requirements~~

~~a. Maximum height is three (3)~~two (2)~~ stories or thirty-five feet (35'), whichever is less.~~

~~b. Ground floor units shall be ADA accessible.~~

~~3. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.~~

SECTION 3: 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 Lots10,000 sq. feet Additional lot area for each additional dwelling unit on the lot6,000 sq. feet

Maximum Density7 d.u./acre of lot area as defined in GLUMDC Chapter 2 Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

All multi-use 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 Buildings20 feet Rear Yard for Accessory Buildings1 foot, or match the easement width, whichever is greater Side Yard for Main Building, Each Side5*/15 feet Side Yard for Accessory Buildings4 feet*

Set backs for Accessory Buildings on a corner lot: On the side of the Main Building4 feet* On the rear of the Main Building1 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 Height35 feet, or a basement and two (2) floors, whichever is less Maximum Building Coverage35%

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 Fire hydrants Street monuments Shade trees (along public streets) 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 Lots10,000 sq. feet Additional lot area for each additional dwelling unit on the lot6,000 sq. feet

~~Maximum Density7 d.u./acre of lot area as defined in GLUMDC Chapter 2~~ 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-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 Buildings20 feet Rear Yard for Accessory Buildings1 foot, or match the easement width, whichever is greater Side Yard for Main Building, Each Side5*/15 feet Side Yard for Accessory Buildings4 feet*

Set backs for Accessory Buildings on a corner lot: On the interior side of the Main Building4 feet* On the rear of the Main Building1 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.

~~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 Height35 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 and Gutter Sidewalk Culinary water facilities Waste water disposal Street name signs Fire hydrants Street monuments Shade trees (along public streets) Street lights

SECTION 4: 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 Lots10,000 sq. feet Additional lot area for each additional dwelling unit on the lot4,000 sq. feet of the lot area. To achieve this density, housing units would need to be built above other housing units. Maximum Density15 d.u./acre

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

All multi-use 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 Yard25 feet Rear Yard for Main Buildings20 feet Rear Yard for Accessory Buildings1 foot* Side Yard for Main Buildings, Each Side7.5 feet Side Yard for Accessory Buildings4 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 Height35 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 Fire 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 Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot
.....4,000 sq. feet of the lot area. ~~To achieve this density, housing units would need to be built above other housing units. Maximum Density~~
~~.....15 d.u./acre~~

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 Buildings20 feet Rear
Yard for Accessory Buildings1 foot* Side
Yard for Main Buildings, Each Side7.5 feet Side
Yard for Accessory Buildings4 feet* ~~On corner lots, 2 front yards and 2 side yards are required.~~

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, whichever is greater

Maximum Building Height35 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 Fire hydrants Street monuments Shade trees (along public streets) Street lights

