

**GRANTSVILLE
ORDINANCE 2021-13**

MIXED USE DEVELOPMENT AMENDMENTS

**AN ORDINANCE AMENDING CHAPTER 19A OF THE GRANTSVILLE CITY
LAND USE MANAGEMENT AND DEVELOPMENT CODE TO PROMOTE THE
USE OF MIXED USE DISTRICTS IN PERMITTED ZONES OF THE CITY**

WHEREAS, the City has adopted rules and regulations which govern the application of the mixed use district within the City's land use and zoning structures; and

WHEREAS, the City hereby seeks to promote and expand the use of the mixed-use district in permitted zones within the City; and

WHEREAS, the City Council hereby finds these changes are in the best interest of the City's health, safety and welfare.

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 medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. 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 City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected.

(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. Residential densities in this zone shall not exceed a total of three units per acre, with clustering of homes allowed, but not to exceed fourteen (14) dwelling unit per acre for the entire development.

(4) Requests to apply this land use district shall be limited to property owners that are included in a proposed annexation and shall not apply to any property that is already included in the City limits.

AFTER AMENDMENT

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. 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 City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. 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. ~~Residential densities in this zone shall not exceed a total of three units per acre, with clustering of homes allowed, but not to exceed fourteen (14) dwelling unit per acre for the entire development.~~ Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre. ~~(4) Requests to apply this land use district shall be limited to property owners that are included in a proposed annexation and shall not apply to any property that is already included in the City limits.~~

SECTION 2: AMENDMENT “19a.4 Setbacks/Yard Requirements” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 20 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.

(b) Sides: 5/10 feet (minimum - combined).

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: 20 feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 5 feet.

AFTER AMENDMENT

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(b) Sides: 5/10 feet (minimum - combined).

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: 20 feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

SECTION 3: **AMENDMENT** “19a.6 Maximum Height Of Structures” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

BEFORE AMENDMENT

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height for commercial uses, provided adequate fire protection is available to service the same.

AFTER AMENDMENT

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street. ~~for commercial uses, provided adequate fire protection is available to service the same.~~

SECTION 4: **ADOPTION** “19a.9 Exceptions” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

19a.9 Exceptions (Non-existent)

AFTER ADOPTION

19a.9 Exceptions(*Added*)

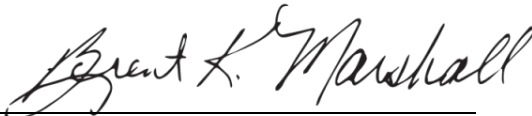
(1) Heights of three (3) stories above grade at street and fifteen (15) units per acres may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone. To be considered landscaping and buffering, area and design must exceed the minimum requirements found in Chapter 9, Landscaping and Buffers and Chapter 12, Planned Unit Developments.

PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL APRIL 28, 2021.

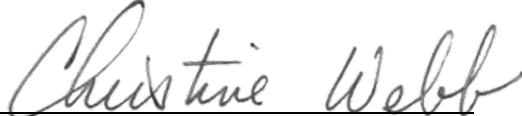
	AYE	NAY	ABSENT	ABSTAIN
Jewel Allen	<u>X</u>	_____	_____	_____
Darrin Rowberry	<u>X</u>	_____	_____	_____
Krista Sparks	<u>X</u>	_____	_____	_____
Scott Stice	<u>X</u>	_____	_____	_____
Jeff Hutchins	<u>X</u>	_____	_____	_____

Presiding Officer

Attest



Brent K. Marshall, Mayor, Grantsville



Christine Webb, City Recorder
Grantsville

