

**GRANTSVILLE  
ORDINANCE 2021-35**

**MIXED USE ZONING AMENDMENT**

**AN ORDINANCE AMENDING CHAPTER 19A.1 OF THE GRANTSVILLE CITY  
LAND USE MANGEMENT AND DEVELOPMENT CODE AND GRANTSVILLE  
CITY ZONING MAP TO IMPROVE THE MIXED USE ZONING DESIGNATION**

**WHEREAS**, the City has created the Mixed Use zoning designation to promote the construction and management of mixed use property, combining residential and commercial, for the benefit of the entire community; and

**WHEREAS**, the City Council hereby finds that proscribing height and density restrictions within the mixed use zone is in the best interest of the City, 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. 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. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.

## AFTER AMENDMENT

### 19a.1 Purpose And Intent

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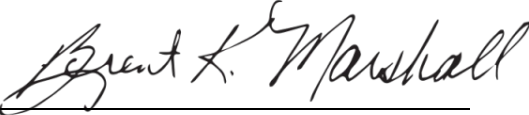
(4) Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

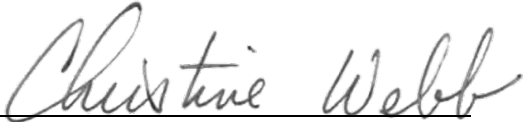
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL AUGUST 18, 2021.

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

Presiding Officer

Attest

  
\_\_\_\_\_  
Brent K. Marshall, Mayor, Grantsville

  
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Christine Webb, City Recorder  
Grantsville

