

**MAGNA CITY, UTAH
ORDINANCE NO. 2024-O-10**

**AN ORDINANCE OF THE MAGNA CITY COUNCIL AMENDING THE SIDE AND REAR
YARD SETBACKS IN THE MANUFACTURING ZONES**

RECITALS

WHEREAS, Magna City is a municipality and has authority to regulate land use pursuant to Utah Code Ann. Subsection 10-9a-102(2); and

WHEREAS, the existing side and rear yard setbacks in the Manufacturing Zones are excessive when located in a manufacturing district or adjacent to other manufacturing, industrial, or warehousing uses; and

WHEREAS, where manufacturing, industrial or warehousing uses are proposed adjacent to zones that are primarily residential or commercial, due to the incompatibility of uses, a substantial setback is appropriate; and

WHEREAS, where buildings are allowed near a property line, drainage must still be routed to stormwater facilities on the subject parcel; and

WHEREAS, the Council deems it necessary to amend its ordinances accordingly, and for the protection and preservation of the public health, safety, and general welfare.

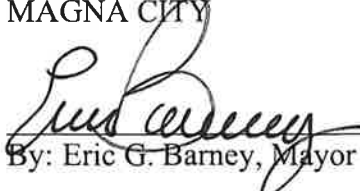
BE IT ORDAINED BY THE MAGNA CITY COUNCIL as follows:

1. Subsection 19.34.050 of the Magna City Code is amended to read as shown on **Attachment A** to this Ordinance:
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

[Execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Magna City Council on this 27th Day of August 2024.

MAGNA CITY


By: Eric G. Barney, Mayor

ATTEST:


City Recorder

APPROVED AS TO FORM:


City Attorney

Voting:

Council Member Barney voting *aye*
Council Member Prokopis voting *aye*
Council Member Hull voting *aye*
Council Member Sudbury voting *aye*
Council Member Pierce voting *aye*

(Complete as Applicable)

Date ordinance summary was published on the Utah Public Notice Website per Utah Code


§10-3-711: August 29, 2024

Effective date of ordinance: August 29, 2024

SUMMARY OF
MAGNA CITY
ORDINANCE NO. 2024-O-10

On August 27, 2024, the Magna City Council Enacted Ordinance No. 2024-O-10, amending it's the side and rear setbacks in the M-1 and M-2 Manufacturing Zones as set forth in Subsection 19.34.050 of the Magna City Code


MAGNA CITY COUNCIL


By: Eric Barney, Mayor

ATTEST

APPROVED AS TO FORM:


Nicole Smedley, Clerk/Recorder


Paul Ashton, City Attorney

Voting:

Council Member Prokopis	voting <i>aye</i>
Council Member Barney	voting <i>aye</i>
Council Member Hull	voting <i>aye</i>
Council Member Pierce	voting <i>aye</i>
Council Member Sudbury	voting <i>aye</i>

A complete copy of Ordinance No. 2024-O-10 is available in the office of the Magna City Clerk, 2001 South State Street, N3-600, Salt Lake City, Utah.

Attachment A

19.34.050 - Required Yards and Setbacks.

A. Development in the M-1 or M-2 Zones shall comply with the yard and setback standards shown in Table 19.34.050 and all other applicable standards in this Title.

Table 19.34.050: Required Yards and Setbacks for M-1 and M-2 Zones.		
Standard	M-1	M-2
Front Yard and Side Yard, Corner Lot Setback (in feet)	Minimum: 20 Maximum: NA	Minimum: 25 Maximum: NA
Side Yard, Interior Lot Setback (in feet)	Minimum: 0 ^b Maximum: NA	Minimum: 0 ^b Maximum: NA
Rear Yard Setback (in feet)	Minimum: 0 ^b Maximum: NA	Minimum: 0 ^b Maximum: NA
Minimum Distance between Primary and Accessory Structures (in feet)	10	10
Side Yard, Interior Lot and Rear Yard Setback (in feet) from a residential zone boundary	Minimum: 30 ^c Maximum: NA	Minimum: 30 ^c Maximum: NA
Side Yard, Interior Lot and Rear Yard Setback (in feet) from a nonresidential or nonmanufacturing zone boundary	Minimum: 20 Maximum: NA	Minimum: 20 Maximum: NA

- B. Required Setback to Contain Roof Drainage. All buildings located closer than five feet (5') from a property line shall be equipped with facilities for the discharge of all roof drainage onto the subject lot.
- C. Residential Buffer. Masonry Wall and 8' landscaped buffer required between residential and non-residential uses in accordance with Section 19.50.050.B.