

ORDINANCE 2024-O-11-2

File No._OAM2024-001275

Date: November 12th, 2024

AN ORDINANCE OF THE TOWN OF BRIGHTON AMENDING SECTIONS 19.04.020 AND 19.04.030 TO REVISE THE DEFINITIONS OF “LOT” AND “LOT OF RECORD”

RECITALS

WHEREAS, the Town of Brighton adopted a zoning ordinance pursuant to Utah Code Ann. Subsection 10-9a-102(2) and has authority to amend said zoning ordinance when it determines it is necessary; and

WHEREAS, the Town of Brighton is a municipality and has authority to regulate land use and development standards in general pursuant to Utah Code Ann. Subsection 10-9a-104 (1); and

WHEREAS, the definitions contained in chapter 19.04 of the Brighton zoning ordinance pertain to both Title 19 Zoning and Title 18 Subdivisions; and

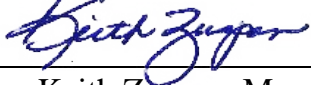
WHEREAS, the definition of the terms “lot” and “lot of record” impact not only subdivision applications, but also land development (FCOZ) applications, the Town of Brighton finds it imperative to clearly define these terms in a way as to address both application types.

BE IT ORDAINED BY THE BRIGHTON TOWN COUNCIL as follows:

1. The definition of “Lot of Record” in section 19.04.020 and the definition of “Lot” in section 19.04.030 are amended and read as attached hereto as **Exhibit A**. The amendments made Therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
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.

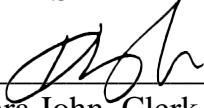
PASSED AND ADOPTED this 12th day of November 2024.

BRIGHTON TOWN COUNCIL



By: Keith Zuspan, Mayor Pro Tempore

ATTEST



Kara John, Clerk



Voting:

| | |
|-------------------------|---------------|
| Council Member Bossard | voting Aye |
| Council Member Brunhart | voting Aye |
| Council Member Keighley | voting Aye |
| Council Member Knopp | voting Absent |
| Council Member Zuspan | voting Aye |

EXHIBIT A

19.04.020 GENERAL DEFINITIONS

General terms used in Title 19 are defined as follows:

39. "Lot of Record" ~~See definition of "Lot" in section 19.04.030. [means any land parcel that existed, as recorded in the Office of the Salt Lake County Recorder, with a separate property identification number as provided by the Office of the Salt Lake County Recorder and Office of the Salt Lake County Assessor, prior to December 17, 1952 and all land parcels that were legally created for the purposes of development pursuant to the applicable zoning and subdivision requirements and the laws of the State of Utah after the date of the first Subdivision Ordinance enactment.]~~

19.04.030 GENERAL SITE STANDARD DEFINITIONS

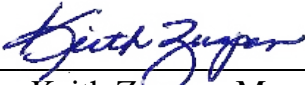
Site Development terms used in Title 19 are defined as follows:

"Lot" or "**Lot of Record**" means a parcel of land **that existed**, occupied or proposed to be occupied by a building or buildings, together with such yards, open spaces, lot width, and lot areas as are required by this Title, having frontage upon a street or a right-of-way approved by a Land Use Hearing Officer, or upon a right-of-way not less than twenty feet (20') wide, **as recorded in the Office of the Salt Lake County Recorder, with a separate property identification number as provided by the Office of the Salt Lake County Recorder and Office of the Salt Lake County Assessor, prior to December 17, 1952[-] or all land parcels that were legally created for the purposes of development pursuant to the applicable zoning and subdivision requirements and the laws of the State of Utah after the date of the first Subdivision Ordinance enactment.** Except as provided in this Title, not more than one dwelling structure shall occupy one lot.

SUMMARY OF
BRIGHTON
ORDINANCE NO. 2024-O-11-2

On November 12th, 2024, the Brighton Town Council enacted Ordinance No. 2024-O-11-2, amending sections 19.04.020 and 19.04.030 to revise the definitions of “lot” and “lot of record”.

BRIGHTON TOWN COUNCIL



By: Keith Zuspan, Mayor Pro Tempore

ATTEST



Kara John, Clerk

APPROVED AS TO FORM:



METRO TOWNSHIP ATTORNEY

Voting:

| | |
|-------------------------|------------|
| Council Member Bossard | Aye ___ |
| Council Member Brunhart | Aye ___ |
| Council Member Keighley | Aye ___ |
| Council Member Knopp | Absent ___ |
| Council Member Zuspan | Aye ___ |



A complete copy of Ordinance No. 2024-O-11-2 is available in the office of the Greater Salt Lake Municipal Services District, 2001 South State Street, N3-600, Salt Lake City, Utah.