

ORDINANCE NO. 25-02Z

ZONING TEXT CHANGE

AN ORDINANCE AMENDING CHAPTER 12, TABLE 12.4.4 OF TITLE 28, CLINTON CITY ZONING ORDINANCE, ALLOWING A MAXIMUM GROSS LOT COVERAGE FOR ACCESSORY BUILDINGS OF 15 PERCENT IN THE A-1 (AGRICULTURAL) ZONE

WHEREAS, Clinton City has established an ordinance regulating zoning within the City; and

WHEREAS, Clinton City desires to update the zoning ordinance to allow residents options for the construction of accessory dwelling units; and

WHEREAS, The Clinton City Planning Commission and City Council have convened public hearings and have determined that changes are needed in this ordinance to promote the health, safety, and general welfare of the citizens.

**NOW
THEREFORE,** BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

SECTION 1. The Clinton City Council voted to adopt Ordinance 25-02Z and Exhibit A, attached hereto.

SECTION 2. Severability. In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

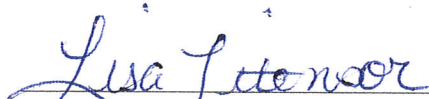
SECTION 3. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 28th day of January 2025.



BRANDON STANGER
MAYOR

ATTEST:


LISA TITENSOR
CITY RECORDER



Posted: January 29, 2025

CLINTON CITY COUNCIL AGENDA ITEM

<p>SUBJECT: <i>Public Hearing:</i> Review and possible action on text amendments to Title 28, Clinton City Zoning Ordinance, allowing accessory building coverage on a parcel or lot in the A-1 (Agricultural) zone containing a residential structure to not exceed 15% of the gross lot area as opposed to 10% of the gross lot area – Ordinance 25-02Z.</p>	<p>AGENDA ITEM:</p>
<p>PETITIONER: Peter Matson, Community Development</p>	<p>MEETING DATE: January 28, 2025</p>
<p>RECOMMENDATION: Adopt Ordinance 25-02Z amending Chapter 28-12 of the Zoning Ordinance allowing accessory building coverage on a parcel or lot in the A-1 (Agricultural) zone containing a residential structure to not exceed 15% of the gross lot area as opposed to 10% of the gross lot area.</p>	<p>ROLL CALL VOTE: YES</p>
<p>ORDINANCE REFERENCES: Title 28 (Zoning), Chapter 12 – A-1 Agricultural Zoning District</p>	
<p>BACKGROUND: The attached ordinance proposes to amend a note at the bottom of Table 12.4.4 in Chapter 28-12-4 of the Zoning Ordinance. Footnote “a” in this Table indicates that the combined floor area of all accessory buildings or other structures on a parcel or lot containing a residential structure cannot exceed 10% of the gross lot area. Two separate lot owners in the A-1 zone have approached city staff about this regulation wondering why this lot coverage requirement is limited to 10% in the A-1 zone when the A-E (Agricultural Estate) zone allows a maximum coverage of 15% of the gross lot area.</p> <p>The A-1 zone requires a one-acre minimum lot size and the A-E zone requires ½ acre as the minimum lot size. The lower percentage in the A-1 zone compared to the A-E zone appears reasonable because of the minimum lot size difference. However, a few residents with one acre or larger lots are of the opinion that they are being limited to a smaller percentage lot coverage. One property owner, for example, desires to build a +/-4,300-sf detached garage/indoor sport court with a +/-1,000 sf covered, unwalled section. The current code allows for the main structure but not the additional covered section.</p> <p>The attached map highlights the A-1 and A-E zoning throughout the city. Both residents interested in this proposed ordinance amendment live in the Stone Gate subdivision in west Clinton. This is likely one of the main areas where a change to this regulation would be applicable. Other A-1-zoned subdivisions where this may come into play exist along 800 North and a small section along 1300 North.</p> <p>Staff does not see any negative outcomes for this proposed amendment. The proposal is simply a means to allow some flexibility for the construction of detached accessory buildings in the A-1 zone.</p>	
<p>ATTACHMENTS:</p> <ul style="list-style-type: none"> ▪ Ordinance 25-02Z <ul style="list-style-type: none"> · Exhibit A ▪ City Zoning Map – A-1 and A-E Zones 	

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BRANDON STANGER
MAYOR

ATTEST:

LISA TITENSOR
CITY RECORDER

Posted: _____

ORDINANCE NO. 25-02Z
EXHIBIT A

Chapter 28-12 Agricultural Zone (A-1)
28-12-4 Minimum Lot Development Standards

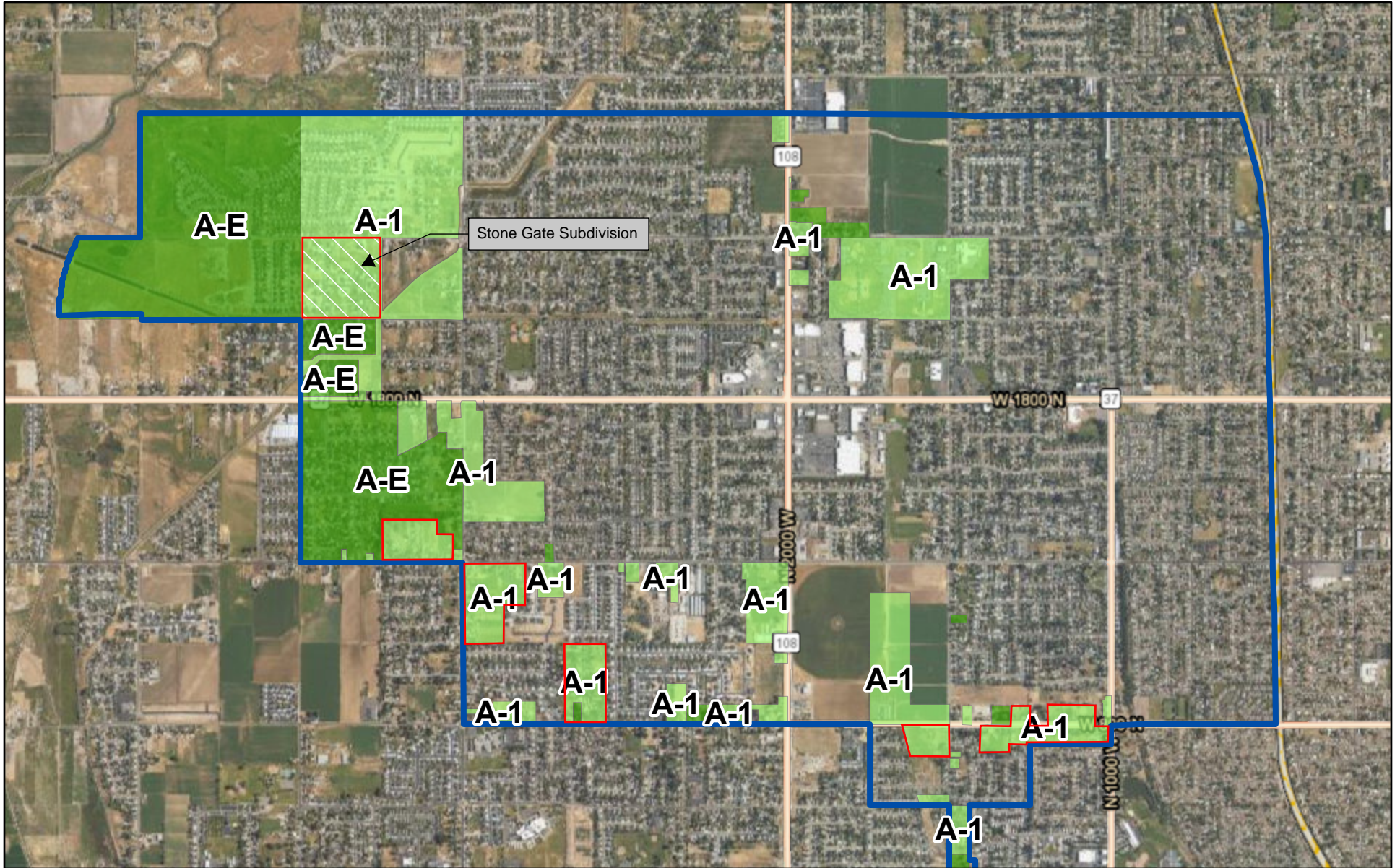
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(6) Building Square Footage Requirement.

Table 12.4.4	
Single Family Dwelling Unit Footprint (minimum)	1200 ^b
Minimum Living Space (minimum)	1250 ^b
Accessory Garage (maximum)	2000 ^a
Detached Garage (maximum)	2000 ^a
Accessory Building (maximum)	2000 ^a
Accessory Building Large Lot	Unlimited ^a
Shed (maximum)	200 ^a
^a The combined floor area of all accessory buildings or other structures on a parcel or lot containing a residential structure cannot exceed 10% <u>15%</u> of the gross lot area.	
^b Applies to subdivisions approved after March 30,2005. For subdivisions approved prior to March 30, 2005, the Single-Family Dwelling Unit Footprint is 950 square feet and Minimum Living Space is 950 square feet for the A-1 zone.	

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Clinton A-1 and A-E Zoning



12/30/2024, 6:27:58 PM

World Transportation
City Boundary

Zoning
A-E
A-1

1:36,112

0 0.23 0.45 0.9 mi
0 0.38 0.75 1.5 km

Esri, HERE, Maxar