

ORDINANCE NO. 23-03Z

ZONING TEXT CHANGE

AN ORDINANCE AMENDING VARIOUS CHAPTERS OF THE CLINTON CITY ZONING ORDINANCE REGARDING CORNER LOT SETBACKS AND SIGHT TRIANGLE STANDARDS.

- WHEREAS,** Clinton City has established an ordinance regulating zoning within the City; and
- WHEREAS,** Clinton City desires to clarify regulations related to corner lot setbacks and sight triangle standards; and
- WHEREAS,** The Clinton City Planning Commission and City Council has convened public hearings and has 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:
- BY MOTION** The Clinton City Council voted to adopt this Ordinance.

SECTION 1. Enactment

Chapter 1 *Definitions* shall be amended as described below:

28-2-2 Definitions

~~“Sight Triangle” means the triangular area at the intersection of two streets or a street(s) and drive designed for increased traffic flow into a commercial, light manufacturing, office or similar area formed by measuring a distance of 40 feet along both lot lines back from the point of intersection of said lines. Where no lot line exists or where the lot line is less than 9 1/2 feet from the back of the curb measuring distance shall be 49 1/2 feet from the back of curb or edge of asphalt. At no time shall the sight triangle be less than 40 feet from the planned right-of-way line for a street.~~

Chapter 3 *Regulations Applicable to All Zones* shall be amended as described below:

28-3-6 Fence Regulations

On corner lots, the following restrictions shall apply:

- 1) No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of four (4) feet.
- 2) No solid fence, shrubs, or other obstructions to view between the heights of two feet and seven feet shall be allowed within the visual clearance sight triangle.

28-3-28 Sight Triangle Requirements

1) Sight Triangle Across Corner Property Required.

- a) No obstruction to view will be permitted on that portion of a corner lot defined as the sight triangle area.
- b) Where curb, gutter, park strip and sidewalk are installed, the sight triangle area shall include that portion of begin at the corner of the lot lying within a triangular area formed by a diagonal line drawn between two legs a distance of and measure 40 feet along both lot lines. back to the end points of intersection of said lines with are connected diagonally to form a triangle. The lot line is situated one foot behind the sidewalk (See Figure 3.28.1).
- c) Where only curb exists, the measuring distance shall be 49 ½ feet from the back of curb. If no street frontage improvements exist, the measuring distance shall be 49 ½ feet from the edge of asphalt. At no time shall the sight triangle be less than 40 feet from the planned right-of-way line for a street.
- d) The City Engineer and Zoning Administrator or their designees may require additional sight triangle area based on sight distance visibility associated with the horizontal or vertical curves of the intersecting street.

2) Sight Triangle Area for Driveways.

The sight triangle area for the intersection of a drive approach and a public or private street shall be located in the triangular areas bounded by lines drawn from a point on the driveway edge and the street right-of-way, measured as follows:

- a) From the point of intersection of the driveway edge and the street right-of-way, measuring 20 feet along the property line away from the driveway, and ten 10 feet along the edge of the driveway in toward the property primary structure. A line is then drawn diagonally between the termini of the two legs forming a triangle (See Figure 3.28.2). This is required on both sides of the driveway. The following driveway sight triangle standards shall apply:
 - i) Measurements along the outside edge of the driveway shall be even with the outside edge of the garage and align with the edge of an approved drive approach.
 - ii) No view-obstructing fence, wall, hedge, or planting exceeding two feet in height above the level of the sidewalk.
 - iii) The City Engineer and Zoning Administrator or their designees may require additional sight triangle area based on sight distance visibility associated with the horizontal or vertical curves of the intersecting street.
 - iv) Enforcement of the sight triangle area for a particular driveway shall not extend across an adjacent property line.

Figure 3-28-1 Site Sight Triangle Corner Lot

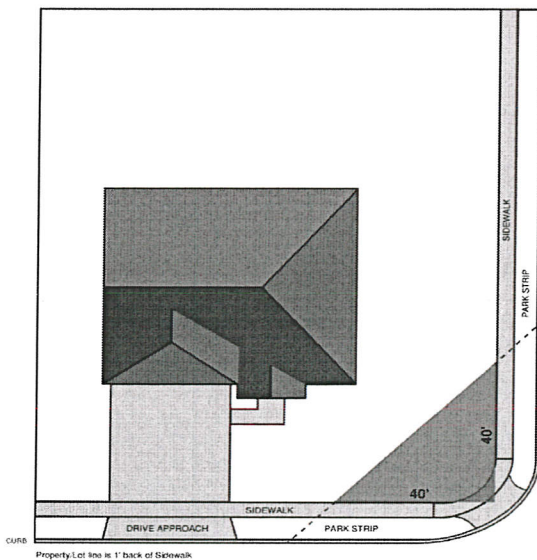
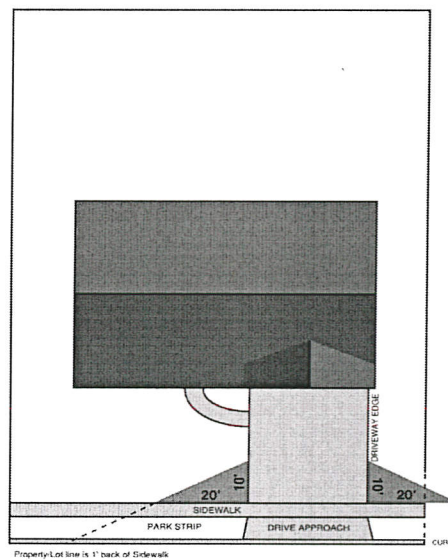


Figure 3-28-2 Site Sight Triangle Driveway



Chapter 12 Agricultural Zone (A-1) shall be amended as described below:

Chapter 28-12 Agricultural Zone (A-1)

28-12-4 Minimum Lot Development Standards

1. Acre - 1 acre
2. Width - 125 feet
3. Yard Setback.

Front	Major Street	35 feet
	Other Local Street	30 feet
	Garage/Carport Detached	Same as Dwelling
Side, interior	Dwelling	10 feet
	Non-Residential Building	20 feet
	Accessory Garage/Carport	3 feet rated structure 5 feet non-rated structure
	Detached Garage /Carport	10 feet
	Accessory Building	3 feet rated structure 5 feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure
	Shed	3 feet
Side, street	Major Street	35 feet
	Other Local Street	30 feet
	Accessory Garage/Carport	30 feet ^b
	Detached Garage/Carport	Same as Dwelling
	Accessory Building	30 feet ^b
	Accessory Building Large Lot	30 feet ^b
	Shed	3 feet
Rear	Main Building	30 feet
	Accessory Garage/Carport	3 feet rated structure 5 feet non-rated structure ^a
	Detached Garage/Carport	Same as Dwelling
	Accessory Building	3 feet rated structure 5 feet non-rated structure ^a
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure ^a
	Shed	3 feet
^a Except ten (10) feet where building rears on the side yard of adjacent corner lots ^b These buildings shall not gain access from arterial or sub-arterial <u>major</u> streets.		

Chapter 13 Agricultural Zone (A-E shall be amended as described below:

Chapter 28-13 Agricultural Estate Zone (A-E)

28-13-4 Minimum Lot Development Standards

1. Area – 21,780 square feet
2. Width – 110 feet
3. Yard Setback.

Front	Major Street	35 feet
	Other Local Street	30 feet
	Garage detached	Same as Dwelling
Side, interior	Dwelling	10 feet
	Non-Residential Building	20 feet
	Accessory Garage	3 feet rated structure 5 Feet-feet non-rated structure
	Detached Garage	10 feet
	Accessory Building	3 feet rated structure 5 Feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 Feet-feet non-rated structure
	Shed	3 feet
Side, street	Major Street	35 feet
	Other Local Street	30 feet
	Accessory Garage	30 feet ^b
	Detached Garage	Same as Dwelling
	Accessory Building	30 feet ^b
	Accessory Building Large Lot	30 feet ^b
	Shed	3 feet
Rear	Main Building	30 feet
	Accessory Garage	3 feet rated structure 5 feet non-rated structure
	Detached Garage	Same as dwelling
	Accessory Building	3 feet rated structure 5 feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure
	Shed	3 feet
^a Except (10) feet where building rears on the side yard of adjacent corner lots ^b These buildings shall not gain access from a minor arterial or principal arterial <u>major</u> streets.		

Chapter 14 (Residential, Single-Family Zones) shall be amended as described below:

Chapter 28-14 Residential, Single Family
28-14-3 Site Development Standards

TABLE 14.3		RESIDENTIAL ZONES						
SITE DEVELOPMENT STANDARDS		R-1-6	R-1-8	R-1-8a	R-1-9	R-1-10	R-1-15	
3.	Minimum Yard Setbacks							
	1.	Front						
		Main <u>Major</u> Street	35	35	35	35	35	35
		Other <u>Local</u> Street	20	30	25	30	30	30
	2.	Side						
		Interior Lot	8/10	8/10	5/8	8/10	10/10	10/10
		Facing Main <u>Major</u> Street	35	35	35	35	35	35
		Facing Other <u>Local</u> Street	20	20	20	20	20	20
		Detached Garages	Distances are the same as exist for a dwelling					
		Accessory Building Side Yard Interior	3' rated structure, 5' non - <u>non</u> -rated structure					
		Accessory Building Side Yard facing <u>Facing</u> a Street	20	20	20	20	20	20
		Shed	3	3	3	3	3	3
	3.	Rear						
		Main Building and Detached Garages	25	25	<u>25</u>	25	30	30
		Main Building Main <u>Major</u> Street and Detached Garages	35	35	35	35	35	35
	Accessory buildings <u>Buildings</u> , and sheds <u>Sheds</u>	3	3	3	3	3	3	
	Accessory Building Side Yard facing <u>Facing</u> a Street	20	20	20	20	20	20	
	Shed	3	3	3	3	3	3	

Chapter 19 (Performance Standard Zone) shall be amended as described below:

Chapter 28-19 Performance Standard Zone
28-19-29 Existing Residential Uses

Table 19.29.2 Development Standards				Conventional Subdivision	Performance Subdivision	
1.	Minimum Lot Frontage	Interior Width		65	None	
		Corner Width		65	None	
2.	Minimum Yard Setbacks (feet)	1.	Front	Main Main Major Street	35	35
				Other Local Side	20	20
		2.	Side	Interior Lot	8/10	20
				Facing Major Street	35	35
				Facing other-Local street	20	20
		Garages, accessory buildings, sheds, and carports		3 feet rated 5 feet non-rated	3 feet rated 5 feet non-rated	
		3.	Rear	Main Building	25	25
				Garages, accessory buildings, sheds, and carports	3 feet rated 5 feet non-rated	3 feet rated 5 feet non-rated
3.	Building Height	Minimum stories		1	1	
		Maximum stories		2.5	3	
		Maximum feet		35	35	
		Garages, accessory buildings, sheds, and carports		6' minimum, 1 story max, ≤ to main building on lot	6' minimum, 1 story max, ≤ to main building on lot	

SECTION 2. Planning Commission Action

Reviewed in a public hearing the 6th day of June 2023, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For Favorable Action (Adoption):

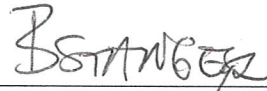
- Proposed changes do not adversely affect the effectiveness of the Ordinance and are consistent with the intent of the General Plan.

SECTION 3. Severability. In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 4. 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 13th day of June, 2023.

May 26, 2023
NOTICE PUBLISHED




BRANDON STANGER
MAYOR

ATTEST:



LISA TITENSOR
CITY RECORDER



Posted: 6/14/23