

ORDINANCE 2026-04

AN ORDINANCE AMENDING MINIMUM LOT WIDTH STANDARDS CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Gunnison City is a fifth-class city of the state of Utah; and

WHEREAS, Cities in the State of Utah are authorized to enact Land Use Regulations in order to promote and protect the health, safety, and welfare of the community; and

WHEREAS, the Gunnison City Planning Commission reviewed the proposed code amendment and, after a properly noticed public hearing, which was conducted on June 10, 2026, has forwarded a positive recommendation for the proposed regulation changes to the City Council; and

WHEREAS, The City Council has determined that the proposed amendment will promote and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE GUNNISON CITY COUNCIL THAT:

Section I. Amendments Adopted. The changes outlined in Attachment A of this Ordinance, which by this reference is hereby attached hereto, are approved for codification and enforcement.

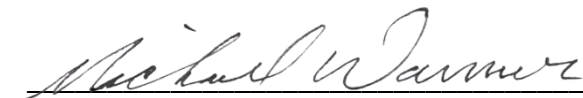
Section II. Contrary Provisions Repealed. Any and all other provisions of the Gunnison City Municipal Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section III. Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Municipal Code of Gunnison City, Utah as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section IV. Severability. If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section V. Posting and Effective Date. Prior to 5:00 p.m. on June 18, 2026, the City Recorder shall: (a) deposit a copy of this ordinance in the official records of the City; and (b) post a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on June 18, 2026.

ADOPTED AND PASSED by the City Council of the City of Gunnison, Utah this 17th of June, 2026.


Michael Wanner, Mayor

ATTEST


Angela Leatherwood, City Recorder

Councilmember Donald Childs	Yes
Councilmember Stella Hill	(absent)
Councilmember Brian Nielson	Yes
Councilmember Rohn Peterson	Yes
Councilmember Kim Pickett	Yes

1. Section 1616 Minimum Lot Frontage Required is amended as follows:
(Underlined text is added, stricken text is deleted.)

Every lot or parcel created shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front yard setback, as required by the Zoning District in which the lot is located (See Appendix B.3), except as follows:

1. For lots which front upon a curve or cul-de-sac, the ~~frontage distance~~ may be reduced to not less than seventy (70) feet for lots located in an A-1 and RR-1 Zoning District or sixty (60) feet for lots located in all other Zoning Districts, provided that the side lot lines radiate in such a manner that the width of the lot at the minimum front yard setback line, as measured by a straight line, is not less than the minimum requirement of the Zoning District in which the lot is located.

2. The following terms found in Land Use Code, Appendix C Definitions are amended as follows: (Underlined text is added, stricken text is deleted.)

Frontage: All the property fronting on a street measured along the ~~right-of-way~~ street line.

Lot Width: For an interior lot or parcel, the shorter of horizontal distance between side lot lines, measured at the required front yard setback line ~~or rear setback line~~. For a corner lot, the distance between one (1) of the front lot lines and the opposite side yard line at the required setback line.

3. Land Use Code, Appendix B.3 is amended as follows: (Underlined text is added, stricken text is deleted.)

3. Minimum Lot Sizes and Widths. The following standards are for specified residential uses permitted within the city's zones. Permitted non-residential uses or multi-family developments with more units than those listed below must have sufficient acreage and site dimensions to comply with the development standards of this code based on the intended use. Large Lots may be subdivided in accordance with the Subdivision Ordinance and may have lot areas and widths less than those indicated below for the respective zones.

Ordinance 2026-04 Attachment A

Requirements	Zoning Districts									
	A-1	RR	R-2	R-4	MH	RC	CC	I-1	S-1	H
	Minimum Lot Width (Internal Lot / Corner Lot) – See also Section <u>1115-1616</u> for cul-de-sac lot standards.									
Single Family	200 ft/ 240 ft	130 ft/ 160 ft	~~100-70~~ ft/ ~~120~~ <u>90</u> ft	~~75-60~~ ft / 90 ft			NA	NA	NA	NA
Two-Family	NA	NA	118 ft	90 ft / 110 ft						
Three-Family			NA	110 ft / 120 ft						
Four-Family				110 ft / 135 ft						
Non-Residential	As necessary to comply with city development standards									

[END]