WEST BOUNTIFUL CITY

ORDINANCE #337-11

AN ORDINANCE AMENDING CHAPTER 17.24, RESIDENTIAL DISTRICT, R-1-10, OF THE WEST BOUNTIFUL MUNICIPAL CODE TO ADD FLAG LOTS AS AN ALLOWED CONDITIONAL USE.

WHEREAS, the West Bountiful City Council recognizes the need for regular review of the land use code and development standards; and

WHEREAS, there is benefit to the citizens of the City to encourage efficient development of land consistent across all residential zones when possible; and

WHEREAS, the West Bountiful City Planning Commission held a public hearing, after proper notice, on November 10, 2011, and received no objection to the proposed changes.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF WEST BOUNTIFUL CITY, UTAH, THAT CHAPTER 17.24, RESIDENTIAL DISTRICT, R-1-10, BE AMENDED AS INDICATED IN ATTACHED EXHIBIT A.

This ordinance will become effective upon signing and posting.

Adopted this 20th day of December, 2011.

By: _____
Ken Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Preece	X	
Councilmember Shaw	absent	
Councilmember Bruhn	X	
Councilmember Baza	X	
Councilmember Tovey	X	

WEST BOUNTIFUL CITY CORPORATE SEAL DAVIS COUNTY UTAH

Attest:

_____
Heidi Voordeckers, City Recorder

Chapter 17.24 RESIDENTAL DISTRICT, R-1-10

Sections:

17.24.010 Purpose.

17.24.020 Permitted uses.

17.13.030 Conditional uses.

17.24.040 Area, width and frontage regulations.

17.24.045 Every dwelling to be on a lot – exceptions.

17.24.050 Yard regulations.

17.24.055 Lots and dwellings fronting on private streets – special provisions.

17.24.060 Height regulations.

17.24.070 Density.

17.24.080 Farm animal regulations.

17.24.090 Reserved.

17.24.100 Fence requirements.

17.24.010 Purpose.

The residential district R-1-10 is established to provide for low density single-family residential neighborhoods of spacious and un-crowded character. The regulations of this chapter provide for single-family dwellings and, with proper concern for potential impact, special residential developments, and certain public and quasi- public activities that will serve the needs of families. These regulations are intended to preserve and enhance residential character and lifestyle.

17.24.020 Permitted uses.

The following uses are permitted in the residential district R-1-10:

A. Agricultural;

B. Single-family dwellings;
C. Farm animals, (see section 17.24.080);
D. Residential facility for persons with a disability. (Ord.251-98 (part))

17.24.030 Conditional uses.

The following uses are conditional in the residential district R-1-10:

A. Home occupations;
B. Planned unit developments;
C. Public, quasi-public uses;
D. Residential facility for elderly persons;
E. Accessory Dwelling Units (ADU);
F. Restricted lots, (see Definitions, Section 17.04.030);
G. Flag Lots.

17.24.040 Area, width and frontage regulations.

The following area, width and frontage regulations apply in the residential district R-1-10:

A. Minimum residential lot size shall be ten thousand (10,000) square feet;

B. Minimum lot width at the front yard setback line shall be eighty-five (85) feet;

C. Minimum lot frontage shall be forty-five (45) feet.

D. Any lot legally held in separate ownership at the time of adoption of this zoning code, which lot is below the requirements for lot area or lot width for the district in which it is located and on which lot a dwelling would be permitted if the lot met the area requirements of the zoning code may be used for a single family dwelling if such a lot is located in the R-1-10 zoning district. The width of each of the side yards for such a dwelling may be reduced to a width which is not less than the same percentage of the lot width as the required side yard would be of the required lot width; provided that in no case shall the smaller of the two side yards be less than five feet, nor shall the total width of the two side yards be less than thirteen (13) feet.

17.24.045 Every dwelling to be on a lot – exceptions.

Every dwelling unit shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this title for the district in which the dwelling unit is located, except that farm or ranch dwellings, group dwellings, condominiums and other multi structure dwellings, complexes under single ownership and management, which are permitted by this title and have approval by the planning commission, may occupy a single lot. (Ord. 328-11)