

ORDINANCE NO. 19-07

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>		
G. WAYNE ANDERSEN <i>Councilmember</i>	X	
MATTHEW D. BARBER <i>Councilmember</i>	X	
STEVE LEIFSON <i>Councilmember</i>	X	
SETH V. SORENSEN <i>Councilmember</i>	X	
CHRIS C. WADSWORTH <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilman Sorensen

I SECOND the foregoing motion: Councilman Leifson

ORDINANCE 19-07

AN ORDINANCE AMENDING THE REAR YARD SET BACKS FOR CORNER LOTS

WHEREAS, Spanish Fork City has adopted a municipal code; and

WHEREAS, the municipal code needs to be updated from time to time to remain current with changing laws and circumstances; and

WHEREAS, Rear yard set back requirements for corner lots restrict the use of lots in a way that does not adversely other properties, but unduly restricts the use of corner lots; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 5th day of September, 2007, where public comment was received; and

WHEREAS, a public hearing was held before the City Council on Tuesday, the 18th day of September, 2007, where additional public comment was received;

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as

follows:

I.

Table 1 of Spanish Fork Municipal Code §15.3.16 et seq. is hereby amended by adding footnote 13, as follows:

TABLE 1 - Residential Development Standards									
District	Minimum Lot Area	Minimum Width ²	Minimum Depth	Minimum Setback ¹				Max. Building Height	
				Front ¹¹	Rear ¹³	Side	Corner	Principal Bldg	Accessory Bldg ¹
A-E	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	80,000 s.f.	180'	200'	40'	80'	20'	30'	30'	20'
R-1-60	60,000 s.f.	160'	200'	40'	60'	20'	30'	30'	20'
R-1-40	40,000 s.f.	140'	200'	30'	40'	20'	30'	30'	20'
R-1-30	30,000 s.f.	130'	150'	40'	40'	15'	25'	30'	20'
R-1-20	20,000 s.f.	125'	150'	30'	30'	15'	25'	30'	15'
R-1-15	15,000 s.f.	100'	125'	30'	30'	15'	25'	25'	15'
R-1-12	12,000 s.f.	100'	100'	25'	25'	10'	15-25 ⁸	30'	15'
R-1-9	9,000 s.f.	85'	90'	20-25 ⁶	25'	10'	15-25 ⁸	30'	15'
R-1-8	8,000 s.f. ⁴	75 ¹⁰	90'	20-25 ⁶	25'	10'	15-25 ⁸	30'	15'
R-1-6	6,000 s.f. ^{2, 12}	50'	90'	20-25 ⁶	25'	5-10 ⁷	15-25 ⁸	30'	15'
R-3	6,000 s.f. ^{5, 2}	50'	90'	20-25 ⁶	25'	5-10 ⁷	15-25 ⁸	30'	15'
R-O	6,000 s.f. ^{2, 3}	50'	90'	20-25 ⁶	25'	5-10 ⁷	15-25 ⁸	30'	15'

1- refer to 15.3.24.090(A) for accessory buildings
 2- refer to 15.3.24.090(F) for flag lots.
 3- 10,000 s.f. for duplex lots in the R-O zone.
 4- 10,000 s.f. for twinhome or duplex lots.
 5- 9,700 s.f. for twinhome or duplex lots; 14,000 s.f. for 3-plex lots; 18,000 s.f. for 4-plex lots.
 6- 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry of a garage.
 7- 5 feet on one side, 10 feet on the other for single family dwellings; 10 feet for twinhomes, duplexes, accessory apartments, or non-residential uses; 15 feet for 3-plexes and 4-plexes
 8- 15 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry of a garage.
 9-80 feet for twin homes or duplexes, 40 feet per unit.
 10-flagpoles are limited to the height of principal buildings in residential zones.
 11-maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.
 12- 9,700 s.f. for twinhome or duplex lots.
 13- the rear set back is reduced by five feet on corner lots.

II.

This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 18th day of September, 2007.

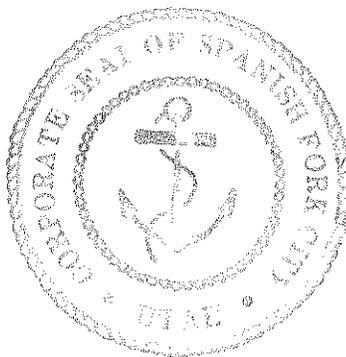


JOEL THOMAS, Mayor

ATTEST:



KENT R. CLARK, City Recorder



Proof of Publication

THE SPANISH FORK PRESS, a weekly newspaper printed and published at PROVO, Utah County, Utah and of general circulation therein: that the Notice, a copy of which is hereto attached, was printed and published in said paper

for consecutive 1 weeks,

the first publication on the 17 day

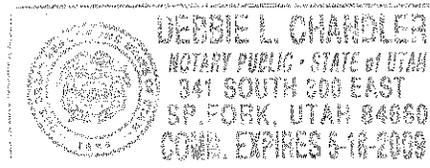
of JANUARY 2008

And the last on the 17 day

of JANUARY 2008

Erica Savage

ORDINANCE 19-07 Municipal Code ordinance is avail-
Ordinance 19-07, §15.3.16 et seq. is able at the Spanish
The Spanish Fork amended by add- Fork City Office, 40
Council has hereby ing footnote 13, as South Main, Span-
amended the rear follows: The rear ish Fork.
yard setback re- set back is reduced Published in the
quirements for by five feet on **Spanish Fork Press**
corner lots. Table ner lots. A com- on January 17, 2008
1 of Spanish Fork plete copy of this UPAXLP



Subscribed and sworn to before me this 17th day of JANUARY 2008

Debbie L. Chandler
Notary Public