

ORDINANCE NO. 19-09

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>		
G. WAYNE ANDERSEN <i>Councilmember</i>	X	
ROD DART <i>Councilmember</i>	X	
RICHARD M. DAVIS <i>Councilmember</i>	X	
STEVE LEIFSON <i>Councilmember</i>	X	
JENS P. NIELSON <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Andersen

I SECOND the foregoing motion: Councilmember Davis

ORDINANCE 19-09

AN ORDINANCE AMENDING THE SET BACK REQUIREMENTS IN THE R-1-15 ZONE

WHEREAS, Spanish Fork City has adopted a land use title in the municipal code, known as Title 15, which includes zoning and development chapters; and

WHEREAS, the Spanish Fork land use ordinance contains a residential zone called the R-1-15 Zone, which allows for mid-sized lots; and

WHEREAS, the set back requirements for the R-1-15 zone are the same as for large lots; and

WHEREAS, making the set back requirements for the R-1-15 zone the same as for smaller lots would make for more efficient use of the property and assist with affordable housing; and

WHEREAS, the Planning Commission reviewed the issue and held a public hearing on Wednesday the 2nd day of December, 2009 where public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday the 15th day of December, 2009 where additional public comment was received;

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

I.

Spanish Fork Municipal Code Title 15, Table 1, Residential Development Standards is hereby amended by changing the R-1-15 zone set back standards as follows:

TABLE 1 - Residential Development Standards										
District	Base Density	Minimum Lot Area	Minimum Width	Minimum Depth	Minimum Setback				Max. Building Height	
					Front ⁶	Rear ⁷	Side	Corner	Principal Bldg	Accessory Bldg
R-1-15	2.15 units per	15,000 sf	100'	125'	20-25 ⁶	25'	10'	15-25 ⁶	30'	15'

2- 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.

4-15 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.

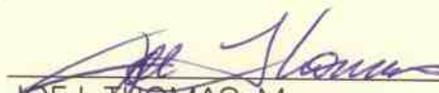
6- maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive.

7- on corner lots, the setback is reduced by 5 feet.

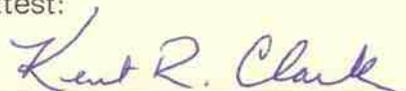
II.

This Ordinance shall take effect 20 days after passage and publication.

DATED this 15th day of December, 2009.


JOE L THOMAS, Mayor

Attest:


KIMBERLY ROBINSON, City Recorder
KENT R. CLARK

