

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON A PROPOSED AMENDMENT OF THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE CHAPTER 4.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on June 2, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City Land Use Management and Development Code Chapter 4 and make a recommendation to the City Council. You are invited to request a copy of the proposed amendment by emailing me at kclark@grantsvilleut.gov. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. June 2, 2022.

Dated this 20th of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/81282128821>

Meeting ID: 812 8212 8821

One tap mobile

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Dial by your location

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Find your local number: <https://us02web.zoom.us/j/81282128821>

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Chapter 4 – 4.34 MULTI UNIT RESIDENTIAL DEVELOPMENT

1.0 Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will be set on one lot meeting the requirements of Section 2.0. The structure shall be constructed to comply with all current building and fire codes.

2.0 The minimum size requirements for a multi unit lot is;

- (1) As specified in section 15.4 and 15.5 if the development is located in those zones.
- (2) For developments approved by the City to be constructed in other zones, the minimum size requirements are;
 - (a) Minimum lot size for the first unit will be 7,000 sf and 4,000 sf for each additional ground level unit in the structure. The minimum lot size for corner lots will be 10,000 sf.
 - (b) The maximum number of units per acre of lot size shall be 15 units.
 - (c) Minimum frontage will be 50 feet.
 - (d) Minimum setback for the front yard will be 25 feet.
 - (e) Minimum rear setback will be 20 feet.
 - (f) Minimum side yard setback will be 20 feet.
 - (g) For corner lots there shall be two front yard setbacks.
 - (h) If two or more structures are located on one lot, the minimum distance between structures will be 30 feet.

3.0 Streets and Parking;

- (1) All streets shall be designed and constructed to meet the City's standard for streets
- (2) There shall be a minimum of two parking spaces provided for each unit.
- (3) There shall be a minimum of one parking space per 2 units provided for separated designated visitor parking.
- (4) If sufficient separated designated visitor parking is not available in approved curbside locations, off street parking shall be provided.
- (5) Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to store them off site by their rental/owner agreement.
- (6) Parking for the first 10 units shall provide 1 separate designated visitor stall per dwelling unit. For each unit over the first 10 dwelling units, one (1) additional stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the designer shall round up to the next higher number of stalls.

4.0 Building Requirements;

- (1) Maximum height is two stories or 35 feet whichever is less.

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(2) Ground floor units shall be ADA accessible.

5.0 The portion of the lot not covered by improvements shall be fully landscaped in accordance with Section 9 of this code.

Chapter 2 Definitions

(168) LOT AREA. The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this Code, excluding any area within an existing or proposed street right-of-way, or any area required as open space under this Code, and including the area of any easements.

(277) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the fFront yard setback to the rRear yard setback. The width of the side yard is measured from the lot line to any portion of the building (roof eaves, footings, window wells, building pop-outs, whichever is less) the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.