

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING SECTIONS TITLE 10 CHAPTER 14: RESIDENTIAL AGRICULTURE ZONING STANDARDS TO ALLOW SMALLER LOT SIZES FOR SMALL SUBDIVISIONS THAT REQUIRE TRANSPORTATION MASTER PLAN ROADWAY DEDICATION

WHEREAS the City Council of Hurricane, Utah has authority to adopt and regulate zoning within its boundaries; and

WHEREAS, Hurricane City general plan recommends that the City adopt policies that will help preserve agriculture within the City; and

WHEREAS said City Council deems it necessary to make these changes to allow for the protection of agriculture within the City,

BE IT HEREBY ORDAINED by the Hurricane City Council Hurricane City Code Sections Title 10 Chapter 14: Residential Agriculture Zoning Standards, shall be, and is hereby, amended with the additional text as follows:

Sec. 10-14-4. Development standards.

Development standards within residential agriculture zones shall be as set forth in table 10-14-2 of this section.

TABLE 10-14-2
DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES

Development standard	Zones	
	RA-1	RA-.5
Lot standards:		
Average lot area ¹	1 acre (See Note 7)	0.5 acre (See Note 7)
Minimum lot area ²	0.8 acre (See Note 7)	0.4 acre (See Note 7)
Minimum lot width	100 feet (See Note 7)	100 feet (See Note 7)
Building standards:		
Maximum height, main building ³	35 feet	35 feet

Maximum height, accessory building	20 feet	20 feet
Maximum size, accessory building ⁴	2,000 square feet	2,000 square feet
Building coverage	50% of lot (see subsection 10-37-12I of this title)	
Distance between buildings	No requirement	No requirement
Setback standards front yard:		
Any building ⁵	25 feet	25 feet
Setback standards rear yard:		
Main building	30 feet	30 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building.	
Setback standards interior side yard:		
Main building	10 feet one side and 20 feet other side	10 feet
Accessory building	If located 10 feet from main building: 2 feet. If not, same as main building.	
Setback standards street side yard:		
Main building	20 feet	20 feet
Accessory building	If located 10 feet from main building: 10 feet. If not, same as main building. No accessory building shall be built within a public utility easement.	
Pool location and setbacks ⁶	3 feet	3 feet

Notes

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
2. The indicated number is 80 percent of average lot area requirement.
3. Except as otherwise permitted by subsection 10-14-7C of this chapter.
4. Except as otherwise permitted by subsection 10-14-7B of this chapter.

5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.
6. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the Building Official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.
7. Subdivisions containing three lots or less may be approved with smaller lot sizes and smaller frontages than otherwise required with the following conditions:
 - a. The development required dedication of a portion of a Master Planned Roadway.
 - b. The number of units does not exceed the overall gross density of the underlying zoning for the size of the parcel; provided, however, that when the City or other government entity acquires a portion of the property for a roadway, the area of roadway shall be accounted for in the gross density limitations of the development, if the applicant was the owner at the time of acquisition.
 - c. The subject property is zoned as RA-1 or RA-0.5.
 - d. Lots zoned as RA-1 shall have a minimum lot size of .6 acres.
 - e. Lots zoned as RA-0.5 shall have a minimum lot size of .35 acres.
 - f. The minimum frontage of each lot shall be no smaller than 80'.

BE IT FURTHER ORDAINED that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 1st day of December, 2022.



Nanette Billings
Nanette Billings, Mayor

[Seal]
Attest:

Cindy Beteag
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 1st day of December, 2022. Whereupon a motion to adopt and approve said Resolution was made by Joseph Prete and seconded by Kevin Thomas. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	<u>X</u>	—	—	—
David Sanders	<u>X</u>	—	—	—
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	<u>X</u>	—	—	—
Doug Heideman	<u>X</u>	—	—	—

Cindy Beteag
Cindy Beteag, Recorder