

Ordinance 2017-20

SHORT TITLE:

An ordinance amending Provo City Code to change yard requirements in the one-family residential zone. (16-00090A)

I

PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

| DISTRICT | NAME | FOR | AGAINST | OTHER |
|----------|----------------|-----|---------|---------|
| CW 1 | DAVID SEWELL | ✓ | | |
| CW 2 | GEORGE STEWART | ✓ | | |
| CD 1 | GARY WINTERTON | ✓ | | |
| CD 2 | KIM SANTIAGO | | | Excused |
| CD 3 | DAVID KNECHT | ✓ | | |
| CD 4 | KAY VAN BUREN | ✓ | | |
| CD 5 | DAVID HARDING | ✓ | | |
| TOTALS | | 6 | 0 | |

This ordinance was passed by the Municipal Council of Provo City, on the 16th day of May 2017, on a roll call vote as described above. Signed this 25th day of May, 2017.

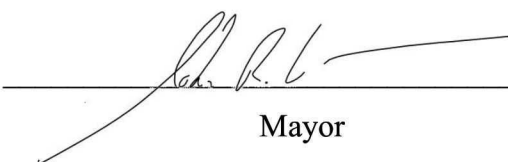


Chair

II

APPROVAL BY MAYOR

This ordinance is approved by me this 5th day of June, 2017.



Mayor

Ordinance 2017-20

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This ordinance was signed and recorded in the office of the Provo City Recorder on the
7th day of June 2017, with a short summary being published on the 20th day of May
2017, in The Daily Herald, a newspaper circulated in Provo, Utah. I hereby certify and attest
that the foregoing constitutes a true and accurate record of proceedings with respect to
Ordinance Number 2017-20.





City Recorder

47 ~~back of side walk.~~

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49 Except where allowed elsewhere within this Title, the following minimum yard requirements
50 shall apply in the R1 zone: (Note: Unless otherwise noted, all side and rear yard setbacks are
51 measured from the property line.)

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53 (1) Front/Rear Yards

54 (a) Combined Front/Rear Yards. Each lot or parcel in the R1 zone shall have a minimum
55 combined front and rear yard of at least:

56 (i) Fifty (50) feet for parcels or lots with an average depth greater than 113 feet.

57 (ii) Forty (40) feet for parcels or lots with an average depth of 113 feet or less.

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59 (b) Front Yard: 23 feet from the back of curb or 14 feet behind the sidewalk or property
60 line, whichever results in the greater setback. However, except where approved through other
61 provisions of this ordinance, all garages and carports shall have a minimum setback of 20
62 feet behind a sidewalk, or where no sidewalk exists, 26 feet behind the back of curb.

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64 (c) Rear Yard: 20 feet, except that up to 100 square feet of the primary building may
65 extend an additional 5 feet toward the rear property line on lots with an average depth of 113
66 feet or less, so long as the extension is not more than one-story or 15 feet in height.

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68 (2) Side Yard. Except as provided in Subsections (3), (4), (5) and (6) of this Section,
69 each lot or parcel of land in the R1 zone shall have a side yard of not less than ten (10) feet, the
70 combined sum shall be a minimum of twenty (20) feet. Buildings exceeding thirty five (35) feet
71 in height pursuant to a conditional use permit shall have side yards of at least ten (10) feet per
72 side plus an additional one (1) foot of setback for each two (2) feet of building height over thirty
73 five (35) feet.

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80 PART II:

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82 A. If a provision of this ordinance conflicts with a provision of a previously adopted
83 ordinance, this ordinance shall prevail.

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85 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be
86 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
87 invalid, the remainder of the ordinance shall not be affected thereby.

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89 C. The Municipal Council hereby directs that the official copy of the Provo City Code be
90 updated to reflect the provisions enacted by this ordinance.

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92 D. This ordinance shall take effect immediately after it has been posted or published in
93 accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah
94 Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

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96 END OF ORDINANCE.