

ORDINANCE NO. 2025-07

**AN ORDINANCE AMENDING TITLE 10 LAND USE ORDINANCE,
SECTION 10-10-3 PERTAINING TO THE MINIMUM SIDE STREET SETBACK ON
CORNER LOTS IN ALL RESIDENTIAL ZONES**

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah;
and

WHEREAS, the City Council of North Salt Lake has received a request to amend the code
related to the minimum side street setback on corner lots in all residential zones; and

WHEREAS, the Planning Commission of North Salt Lake held a public hearing on the
proposed amendments on April 22, 2025 and received favorable public comments and
recommended the proposed amendments to the City Council; and

WHEREAS, the City Council of North Salt Lake finds the proposed amendments are also
in accord with the comprehensive general plan, goals and policies of the City; and

WHEREAS, the City Council of North Salt Lake finds that changed or changing
conditions make the proposed amendment reasonably necessary to carry out the purposes stated
in this title; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt
Lake City Code, be amended at this time.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North
Salt Lake as follows:

Section 1. Code Amendment. Pursuant to Utah Code 10-9a-502, Title 10 Land Use
Ordinance is hereby amended as follows:

- a. Chapter 10 is hereby amended as shown in the attached Exhibit "A";

Section 2. Effective Date. This Ordinance shall take effect upon posting as required in
Utah Code 10-3-713.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 6th day of
May 2025.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

Wendy Page

WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	<u>excused</u>
Council Member Clayton	<u>aye</u>
Council Member Jackson	<u>aye</u>
Council Member Knowlton	<u>aye</u>
Council Member Van Langeveld	<u>aye</u>

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-07 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 8th day of May, 2025.

Wendy Page
Wendy Page, City Recorder



[Seal]

EXHIBIT A

10-10-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a Single-Family Residential District or Multiple Residential District, except as provided in this title:

	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
Front Yard Regulations (in feet)					
Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard.					
The minimum depth for the front yard for main building. <u>(corner lot side street setback: 20 feet, unless accessing a garage)</u>	25	25	25	25	25
Lots having an average slope of 15 percent or more.	20	20	20	20	20
Maximum front yard setback.	100	100	40	40	40
Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; otherwise setback from the rear of the main building.	6	6	6	6	10
Rear Yard Regulations (in feet)					
The minimum depth for the back yard. (corner lot rear yard setback: 20 feet)	25	25	25	20	20
Accessory buildings (may be reduced to one (1) foot if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.	3	3	3	3	3
Swimming Pools (community or HOA pools shall be setback 15 feet)	5	5	5	5	5