

ORDINANCE 2007-10

AN ORDINANCE AMENDING CHAPTER 6, SECTION 6-7 OF THE TOOELE COUNTY LAND USE ORDINANCE, REDEFINING THE WIDTH OF DRIVEWAYS AT THE STREET LINE

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - PURPOSE. This ordinance seeks to allow residents more flexibility in the width of driveways at the street line as requested by many residents. In accordance with Utah Code Annotated 17-27a-302, the Pine Canyon and Tooele County Planning Commissions held public hearings on the proposed amendment and recommend passage of this ordinance.

SECTION II - SECTION AMENDED. Chapter 6, Off-Street Parking Requirements, Section 7, Access Requirements, of the Tooele County Land Use Ordinance is hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

SECTION III - REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

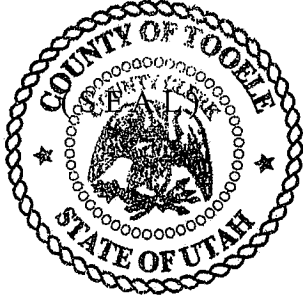
SECTION IV - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 3rd day of April 2007.

Ord. 2007-10

ATTEST:

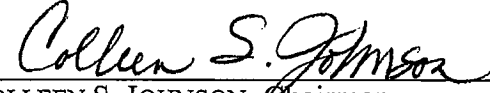

Marilyn K. Gillette, Clerk



APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney

TOOELE COUNTY COMMISSION:


Colleen S. Johnson, Chairman

Commissioner Johnson voted aye
Commissioner Clegg voted aye
Commissioner Hurst voted aye

ORDINANCE 2007-10
TOOELE COUNTY LAND USE ORDINANCE
CHAPTER 6, SECTION 6-7 AMENDMENT

6-7. Access requirements.

Adequate ingress and egress to and from all uses shall be provided as follows:

- (1) All parcels and lots in all districts - Driveways shall comply with the following standards:
 - (a) In all Residential (R) and Residential Multi-family (RM) zoning districts, except for corner lots, all driveways shall access the road that the main building is facing, unless the driveway would result in an access on a collector or arterial road;
 - (b) corner lots may have a driveway access to no more than two roads that it fronts unless prohibited below or by another law; and
 - (c) no access shall be made to a collector or arterial road except by local access roads unless the county engineer approves the access as being the only means of ingress and egress available.
- (2) Residential Lots - For each residential lot not more than two driveways, each of which shall be a maximum of 30 feet wide at the street lot line. Driveways shall not be closer than:
 - (a) six feet to a side or rear property line;
 - (b) 40 feet from any intersection on the side of the street where the driveway is located. The measurement is taken from the point of the intersection of the two converging front lot lines lying tangent to and in the same direction as the front lot lines, to the edge of the driveway; and
 - (c) 20 feet to a driveway on the same parcel or lot.
- (3) Other than Residential Lots - Access shall be provided to meet the following requirements:
 - (a) Not more than two driveways shall be used for each 100 feet or fraction thereof of frontage on any street.
 - (b) No two driveways shall be closer to each other than 12 feet, and no driveway shall be closer to a side property line than five feet.
 - (c) Each driveway providing access to a single lot shall not be more than 35 feet wide, and each driveway providing access to two lots shall not be more than 50 feet wide per 100 feet of frontage, measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.
 - (d) No driveway shall:
 - (i) be closer than 20 feet to the point of an intersection of two property lines;
 - (ii) be closer than 50 feet to the right of way line of any road or street corner;
 - (iii) extend across any property line; and
 - (iv) violate any conditions as shall be set forth in "Regulation for the control and protection of state highway rights of ways" by Utah Department of Transportation.
 - (e) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six inch high back, unless another specification has been approved by the Department of Engineering.
 - (f) In planned unit developments, when required, and subdivisions that have a density greater than one acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waived by the Department of Engineering.