

**TOOELE COUNTY  
ORDINANCE 2019-08**

**AN ORDINANCE AMENDING SECTION 15-3-2, RR-1 DEVELOPMENT  
RESTRICTIONS, OF CHAPTER 15, MULTIPLE USE,  
AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS, OF THE  
TOOELE COUNTY LAND USE ORDINANCE**

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

**SECTION I – PURPOSE.** An amendment to Section 15-3-2 of the Tooele County Land Use Ordinance has been requested to include an allowance of an up to 6% reduction in minimum lot size for the dedication of collector type roads providing access to the proposed development.

The Tooele County Planning Commission held a public hearing and made a favorable recommendation to amend this section with some changes.

**SECTION II – SECTION AMENDED.** Section 15-3-2, *RR-1 Development Restrictions*, of Chapter 15, *Multiple Use, Agricultural, and Rural Residential Districts*, 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**SECTION III – REPEALER.** Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.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 fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.


Tooele County  
Ord. 2019-08

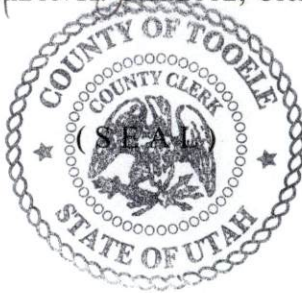
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative  
body of Tooele County, passed, approved and enacted this ordinance this 17<sup>th</sup> day of  
May 2019.

ATTEST:

TOOELE COUNTY COMMISSION:


  
MARILYN K. GILLETTE, Clerk

 23 March 2020  
TOM TRIPP, Chairman



Commissioner Milne voted aye  
Commissioner Thomas voted aye  
Commissioner Tripp voted aye

APPROVED AS TO FORM:

  
SCOTT A. BROADHEAD  
Tooele County Attorney

**TOOELE COUNTY LAND USE ORDINANCE**  
**CHAPTER 15**  
**MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS**

**15-3-2. RR-1 development restrictions.**

The development restrictions in RR-1 zoning districts are as follows:

1) Minimum lot size is one (1) acre (43,560 sq.ft.). An up to six percent (6%) reduction in minimum lot size shall be allowed for the dedication of collector class type roads with a cross-section width 80 feet or larger or a portion thereof providing residential access to the proposed development. The collector class type road must be in an appropriate location which the County has determined is useful, and the road shall be finished within 15 years from the approval date of the reduction in lot size. The cumulative square footage reduction in minimum lot size within the subdivision development shall be equal to the square footage of the dedicated portion of the collector class type road, up to a maximum of a six percent (6%) reduction in minimum lot sizes for the development. Residential dwellings are not allowed to front onto collector class roads.

- 2) Minimum width - 125 feet.
- 3) Minimum frontage on a public street or an approved private street - 25 feet.
- 4) Minimum yard setback requirements:
  - a) Front yard - 30 feet,
  - b) Rear yard:
    - i) Main building - 30 feet; and
    - ii) Accessory buildings - 10 feet.
  - c) Side yard:
    - i) Main building - 15 feet; and
    - ii) Accessory buildings:
      - 1) From the front setback to distance ten feet behind the main dwelling - 15 feet.
      - 2) From a distance ten feet behind the dwelling to the rear of the lot - 10 feet.
- 5) On corner lots, two front yards and two side yards are required.
- 6) Maximum building height - 35 feet
- 7) Maximum building coverage: 20%
- 8) Required improvements:
  - a) Street grading;
  - b) Street base;
  - c) On-site surface drainage facilities;
  - d) Culinary water facilities;
  - e) Wastewater disposal; and
  - f) Street monuments.

**TOOELE COUNTY LAND USE ORDINANCE**  
**CHAPTER 15**  
**MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS**

**15-3-2. RR-1 development restrictions.**

The development restrictions in RR-1 zoning districts are as follows:

1) Minimum lot size is one (1) acre (43,560 sq.ft.). An up to six percent (6%) reduction in minimum lot size shall be allowed for the dedication of collector class type roads with a cross-section width 80 feet or larger or a portion thereof providing residential access to the proposed development. The collector class type road must be in an appropriate location which the County has determined is useful, and the road shall be finished within 15 years from the approval date of the reduction in lot size. The cumulative square footage reduction in minimum lot size within the subdivision development shall be equal to the square footage of the dedicated portion of the collector class type road, up to a maximum of a six percent (6%) reduction in minimum lot sizes for the development. Residential dwellings are not allowed to front onto collector class roads.

- 2) Minimum width - 125 feet.
- 3) Minimum frontage on a public street or an approved private street - 25 feet.
- 4) Minimum yard setback requirements:
  - a) Front yard - 30 feet,
  - b) Rear yard:
    - i) Main building - 30 feet; and
    - ii) Accessory buildings - 10 feet.
  - c) Side yard:
    - i) Main building - 15 feet; and
    - ii) Accessory buildings:
      - 1) From the front setback to distance ten feet behind the main dwelling - 15 feet.
      - 2) From a distance ten feet behind the dwelling to the rear of the lot - 10 feet.
- 5) On corner lots, two front yards and two side yards are required.
- 6) Maximum building height - 35 feet
- 7) Maximum building coverage: 20%
- 8) Required improvements:
  - a) Street grading;
  - b) Street base;
  - c) On-site surface drainage facilities;
  - d) Culinary water facilities;
  - e) Wastewater disposal; and
  - f) Street monuments.