MINERSVILLE TOWN , A Municipal Corporation

ORDINANCE NO. 9.16.24

AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF MINERSVILLE

WHEREAS, the Minersville Town Council has reviewed Chapter 19 MULTIPLE FAMILY RESIDENTIAL DISTRICT R in the Uniform Zoning Ordinance of Minersville: and,

WHEREAS, the adoption of provisions updating this chapter regarding MULTIPLE FAMILY RESIDENTIAL ZONE is in the best interest of the health, general welfare and safety of the citizens of Minersville Town.

NOW, THEREFORE, be it ordained by the governing body of the Town of Minersville as follows:

SECTION 1, That Chapter 19 of the Uniform Zoning Ordinance of Minersville, adopted February 10, 1993 be amended to read as follows:

19-1 Purpose

To provide area for higher residential density with the opportunity for varied housing styles.

19-2 Permitted Uses

1. Single-family dwelling
2. Duplex
3. Accessory buildings/sheds
4. Raising of crops, horticulture and gardening
5. Animals and fowl for recreation or for the production of family food, as long as there are not more than two large animals on a lot no smaller than one-half an acre. For swine restrictions see ORDINANCE NO. 2.6.23

19-3 Conditional Uses

1. Duplex (Higher Density)
2. Triplex

19-4 Height Regulations

No building shall be erected to a height over thirty-five feet.

19-5 Area, Width & Yard Requirements

Area

1. Permitted Uses
   The Multiple Family Residential Zone shall allow 4 dwelling units per acre, a required minimum of 0.25 acres per dwelling unit.
2. Conditional Uses
   The Multiple Family Residential Zone shall allow 6 dwelling units per acre, a required minimum of 0.1667 acres per dwelling unit.

With & Yard Requirements

The minimum width of road frontage shall be 80 feet. Front and side yards adjacent to a roadway shall be a minimum of 25 feet from the road right-of-way. Side yards shall be a minimum of 8 feet on one side of the lot, and 10 feet on the other. Rear yards shall be a minimum of 20 feet.

19-6 Modifying Regulations

Side yard- Accessory buildings located at least 19 feet behind the main building may have a side yard of 2 feet, unless the side yard is adjacent to a road right-of-way, in which case the setback will remain 25 feet.

Rear yard- Accessory buildings located at least 10 feet behind the main building may have a rear yard of 2 feet.

19-7 Parking Requirements

Two (2) off street parking spaces per dwelling unit are required.

Section 2. Effective Date: This Ordinance shall take effect immediately upon posting.

Passed by the Town Council of Minersville, Utah, this 16 day of September, 2024 by the following vote:

AYES: Mrad Gill

Kevin Cutt

Shaid Dalton