

**ORDINANCE 2022-07**

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL  
AMENDING TITLE 10 CHAPTER 5 VARIOUS SECTIONS EXCLUDING  
HILL AIR FORCE BASE EASEMENTS FROM DENSITY CALCULATIONS**

**WHEREAS**, after discussion at the November 16, 2021 Council meeting, the South Weber City Council asked staff to clarify code regarding density calculations for development; and

**WHEREAS**, Council directed staff to exclude Hill Airforce Base easements from inclusion in the calculations to determine density;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of South Weber City, State of Utah:

**Section 1. Amendments:** Section A1 shall be added to current code for building lot requirements in the appropriate zones as follows:

**10-5A-4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 2.80 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 2.80 building lots per acre or less (Ord. 1505, 7-14-2015).

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area: There shall be a minimum of nine thousand (9,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021- 06, 5-25-2021)

**10-5B-4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 1.85 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 1.85 building lots per acre or less. (Ord. 15-05, 7-14-2015)

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring

the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area: There shall be a minimum of ten thousand (10,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021- 06, 5-25-2021)

**10-5C-5: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than seven (7) dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still seven (7) dwelling units per acre or less.

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area:

1. There shall be a minimum of twelve thousand (12,000) square feet in each lot on which a single-family or two-family dwelling is built.

2. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases.

C. Lot Width: Each lot shall have a minimum width of one hundred feet (100'). (Ord. 2000-9, 7-11-2000; amd. Ord. 19-16, 11-26-2019; Ord. 2021-06, 5-25-2021)

**10-5D-4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 1.45 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 1.45 building lots per acre or less. (Ord. 15-05, 7-14-2015)

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area: There shall be a minimum of twelve thousand (12,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021- 06, 5-25-2021)

**10-5E-4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 0.90 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 0.90 building lots per acre or less. (Ord. 15-05, 7-14-2015)

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area: There shall be a minimum of twelve thousand (12,000) square feet in each lot.

C. Lot Width:

1. For lots less than one-half ( $1/2$ ) acre, the same as subsection 10-5D-4C of this chapter.

2. Lots one-half ( $1/2$ ) acre to ninety-nine one-hundredths (0.99) acre in area shall be at least one hundred feet (100') in width.

3. Lots one acre or larger shall be at least one hundred fifty feet (150') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

**10-5P-4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 4.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 4.0 dwelling units per acre.

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area: There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot.

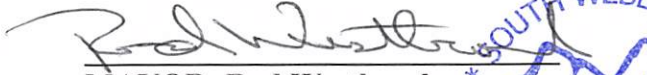

C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65'). (Ord. 17-16, 11-21-2017; amd. Ord. 2021-06, 5-25-2021)

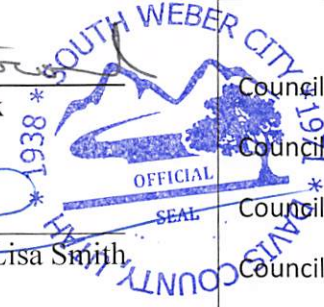
**Section 2. General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 3. Effective Date.** The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 12<sup>th</sup> day of April 2022.

Roll call vote is as follows:

 <b>MAYOR: Rod Westbrook</b>	Council Member Halverson	FOR	AGAINST
 <b>ATTEST:</b> City Recorder, Lisa Smith	Council Member Soderquist	FOR	AGAINST
	Council Member Petty	FOR	AGAINST
	Council Member Alberts	FOR	AGAINST
	Council Member Dills	FOR	AGAINST



**CERTIFICATE OF POSTING**

I hereby certify that Ordinance 2022-07 was passed and adopted the 12th day of April 2022 and that complete copies of the ordinance were posted in the following locations within the City this 13<sup>th</sup> day of April 2022.

- 1. South Weber Elementary, 1285 E. Lester Drive
- 2. South Weber Family Activity Center, 1181 E. Lester Drive
- 3. South Weber City Building, 1600 E. South Weber Drive

  
**Lisa Smith, City Recorder**