

10-1-3 DEFINITIONS

Current wording

SUBDIVISION: Any plot or parcel of land which is divided into two (2) or more plots or parcels of land having no less than 1.06 acres per parcel. Lots containing less than 1.06 acres, unless grandfathered, are unbuildable.

Updated wording

SUBDIVISION: Any plot or parcel of land which is divided into two (2) or more plots or parcels of land having no less than .5 acres per parcel. Lots containing less than .5 acres, unless grandfathered, are unbuildable.

10-6A-4 LOT AND DWELLING SIZE REQUIREMENTS

Current wording

1. Lot: The minimum lot area for a one-family dwelling shall be 1.06 acres or approximately forty six thousand one hundred and sixty (46,160) square feet in area, unless otherwise grandfathered or split in previous years where a lot size was smaller than the 1.06 acre requirement was allowed.

Updated wording

2. Lot: The minimum lot area for a one-family dwelling shall be .5 acres, unless otherwise grandfathered or split in previous years where a lot size was smaller than the .5 acre requirement was allowed. Any lot split to less than 1.06 acres must connect to the Spring City culinary and waste-water systems, if unable or unwilling to connect then the minimum lot size will be 1.06 acres.

10-6A-6 LOCATION REQUIREMENTS

Current wording

Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage, except in the case of lots previously subdivided which are smaller than or equal to 1.06 acres or lots that have been previously split and are grandfathered. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots." All residential dwellings must meet the following current permitted requirements:

Updated wording

Each residential lot shall abut a public street for a minimum of one hundred feet (100 feet) of frontage, except in the case of lots previously subdivided which are smaller than or equal to .5 acres or lots that have been previously split and are grandfathered. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots." All residential dwellings must meet the following current permitted requirements:

10-6C-4 LOT AND DWELLING SIZE REQUIREMENTS

Current wording

Assisted living multiple-unit dwellings shall not be permitted on less than approximately 1.06 acres. The dwelling and its accessory buildings shall not occupy more than fifty percent (50%) of the lot allowing adequate off street parking which shall not occupy more than twenty five percent (25%) of the lot allowing for garden and landscaped areas. (Ord. 2005-08, 9-8-2005)

Updated wording

Leave the same???

10-6C-5 ACCESS REQUIREMENTS AND PARKING

Current wording

Assisted living facilities shall have a minimum of two (2) accesses per 1.06 acre lots that shall be kept clear at all times for emergency vehicles. Owner/developer shall provide adequate off street parking for customers and staff. (Ord. 2005-08, 9-8-2005)

Updated wording

Leave the same???

10-6D-2 PERMITTED USES

Current wording

Single-family or two-family dwellings of conventional construction, including duplexes, or townhomes, up to four structures per lot, up to 8 units per 1.06 acre lot are permitted. For lots larger or smaller than 1.06 acres, the maximum number of units shall be adjusted in proportion to the size of the lot. For example, a lot that is 2.12 acres will qualify for up to 16 units. A grandfathered lot that is .503 acres will qualify for up to 4 units. A grandfathered lot that is less than 1.06 acres will qualify a proportional number of units. In no event shall one lot contain more than 16 units. Units may be rented or occupied by the owner of the Property. Co-ops, time shares, or other fractional ownership other than ownership of the entire property is prohibited.

Updated wording

Single-family or two-family dwellings of conventional construction, including duplexes, or townhomes, up to four structures per lot, up to 8 units per 1.06 acre lot are permitted. For lots larger or smaller than 1.06 acres, the maximum number of units shall be adjusted in proportion to the size of the lot. For example, a lot that is 2.12 acres will qualify for up to 16 units. A lot that is .50 acres will qualify for up to 4 units. In no event shall one lot contain more than lot size proportional number of units consistent with above. Units may be rented or occupied by the owner of the Property. Co-ops, time shares, or other fractional ownership other than ownership of the entire property is prohibited.

No Multi-Family dwellings will be permitted in the main street historical district as defined in SCMC 2-1-1

To limit the number of Multi-Family dwellings within Spring City no more than 5% of Multi-Family to Single Family homes will be permitted; i.e. if there are 400 single family homes only a maximum of 20 MF units are permitted.

10-6D-4 LOT AND DWELLING SIZE REQUIREMENTS

Current wording

- A. Lot: The minimum lot area for a multi-family dwelling shall be 1.06 acres or approximately forty six thousand one hundred and sixty (46,160) square feet in area, unless otherwise grandfathered or split in previous years where a lot size was smaller than the 1.06 acre requirement was allowed

Updated wording

- A. Lot: The minimum lot area for a multi-family dwelling shall be .5 acres or approximately twenty-three thousand (23,000) square feet in area, unless otherwise grandfathered or split in previous years where a lot size smaller than the .5 acre requirement was allowed

10-6D-6 LOCATION REQUIREMENTS

Current wording

Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage, except in the case of lots previously subdivided which are smaller than or equal to 1.06 acres or lots that have been previously split and are grandfathered. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as “Small Lots.” All residential dwelling units must meet the following current permitted requirements:

Updated wording

Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage for 1.06 acre lots and a minimum of one hundred feet (100 feet) of frontage for .5 acre lots. Lots of different size other than listed above must have proportional similar frontage consistent with above. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as “Small Lots.” All residential dwelling units must meet the following current permitted requirements:

10-6E-4 LOT AND DWELLING SIZE REQUIREMENTS

Current wording (light commercial)

- B. Lots in this zone may be divided and sold separately for commercial use only. The owner/developer shall provide for utility access to adjacent lots and meet any other development provisions and specifications required by code and reviewing agencies such

as the Planning and Zoning Commission and the City Council. Commercial lots in this zone shall generally be restricted to a minimum of approximately thirty-five feet (35') and a maximum of approximately two hundred fifteen feet (215'). All commercial enterprises shall be restricted to a minimum lot area one thousand two hundred (1200) square feet and a maximum of 1.06 acres.

Updated wording

Leave the same???

10-10-6 ANTIQUE AUTOMOBILE PROVISION

Current wording

F. Square Foot Minimum: There is a fifteen thousand three hundred ninety one (15,391) square foot minimum required to store an antique automobile on a lot. Thus a regular 1.06 acre lot will permit a total of three (3) antique vehicles.

Updated wording

Leave the same???

11-1-2 DEFINITIONS

Current wording

Buffer Zone: ??????

SUBDIVISION: ??????