

LAND USE ORDINANCE 2008-04

CHAPTER 12

ZONING DISTRICTS Amended by Ordinance 2016-01

12.1. ESTABLISHMENT OF ZONING DISTRICTS.

The purpose of the various zoning districts is to allow the Town of Leeds to develop and grow in a manner that keeps some of the ways of the past such as agricultural and farming while allowing for the desires of other residents who prefer not to live next to a farming or agricultural area. The zoning categories shown below are for the zoning districts in the Town of Leeds to which this Ordinance applies. These Zoning Categories are also used when projecting future zoning beyond the Town of Leeds.

12.1.1.	Rural Residential	R-R-5 (5 acres)
12.1.2.	Rural Residential	R-R-2 (2 acres)
12.1.3.	Rural Residential	R-R-1 (1 acre)
12.1.4.	Rural Residential	R-R-20 (20,000 sq ft)
12.1.5.	Residential	R-1-5 (5 acres)
12.1.6.	Residential	R-1-2 (2 acres)
12.1.7.	Residential	R-1-1 (1 acre)
12.1.8.	Residential	R-1-20 (20,000 sq ft)
12.1.9.	Residential	R-1-10 (1/4 acre)
12.1.10.	Multiple Residential	R-M-7
12.1.11.	Mobile Home (Includes Mobile Home and RV Park)	M-H
12.1.12.	Commercial	C
12.1.13.	Open Space	OS

12.1.14. In accordance with the desires of the majority of the Leeds residents and of the Town Officials there is no Industrial Zone within the Town of Leeds. This decision was based on inputs from members of the Town who wanted Leeds to remain a residential community with commercial enterprises that would provide jobs for some of the residents and would provide the services that the community desired. This will prevent those activities that would create noises, odors, environmental problems and unsightly areas in an attempt to keep the Town an attractive residential community.

12.2. OVERLAY ZONES.

In addition to these Zoning Districts, overlays may be applied to all or portions of each district. The overlays are as follows:

12.2.1. Hillside Protection Overlay (HPO).

This Overlay applies to all Zoning Districts.

12.2.2. Lot size (L-X).

This overlay applies to all Zoning Districts and is to be used where a request for an alternate method of land use is desired. An example would be if a Planned Unit Development concept were to be used. In applying the lot size overlay the X is replaced by a number representing the maximum percentage amount that any lot in the development can be reduced below the Zoning District in which it is located. Examples are (L-0) all lots must meet the full size of a lot in the specific Zoning District. In an R-R-1 zone all lots must be one acre or larger. If an alternate development concept is authorized in an R-R-1 zone and the lot size is listed as (L-10), then the minimum lot size authorized would be 0.9 acres, which is 10% less than the normal one-acre zoning. The default for this overlay is L-0 meaning that all lots must meet or exceed the lot size specified in the zoning district. This concept is intended for large tracts of land approximately forty (40) acres and larger, not for ten (10) or fewer lots.

12.2.3. Environmental (E-X).

This overlay may be applied to land, which may have building difficulties or restrictions due to either natural or manmade environmental conditions that exist. The X is to be replaced by either an N (No) or Y (Yes). Yes would indicate that environmental conditions exist. These areas may require zoning that would allow building which would be compatible with the environmental condition. The default for this overlay is E-N, meaning no environmental conditions are known to impact this property.

12.2.4. Historic (HIST).

To be created

12.2.5. If an overlay is not specified for a zoning district, the default overlay is applied.

12.3. LISTING OF ORDINANCE AND MAPS.

This Ordinance and Maps are filed in the custody of the Leeds Town Staff and may be examined by the public, subject to the reasonable regulations established by said Staff. Ordinances exist for all Zoning Districts; similar Zoning Districts have been combined into one Chapter. A map has been prepared showing the Zoning Districts within the Town boundaries of Leeds. A second map has been developed which is an expansion of the first map including land that is beyond the boundaries of Leeds and reflects possible zoning of these areas, final zoning decisions will be made upon annexation. This area is all within the Town's Annexation Plan. These maps are in Appendix A.

12.4. RULES FOR LOCATING BOUNDARIES.

Where uncertainty exists as to the boundaries of a district as shown on the Town of Leeds maps, the following shall apply:

- 12.4.1. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines and in the event of change in centerline shall be construed as moving with the centerline.
- 12.4.2. Boundaries indicated as approximately following the right-of-way lines of streets, highways, or alleys shall be construed to follow such right-of-way lines, and in the event of a change in the right-of-way line shall be construed as moving with the right-of way line.
- 12.4.3. Boundaries indicated as approximately following the centerline of streams, rivers, canals, or other bodies of water, or flood control channels, shall be construed to follow such centerline and in the event of change of the centerline shall be construed as moving with the centerline.
- 12.4.4. Boundaries that run along the lower or upper portions of hillsides with a slope of over thirty (30), which is approximately seventeen (17) degrees will start/end with portion of the hillside that is less than the slope of thirty (30). That portion between the lower and upper portion of the hillside that has a slope greater than thirty (30) is considered non-buildable as defined in the Hillside Protection Overlay Zone Ordinance and as such is generally zoned as Open Space, or may utilize the zoning of the upper or lower portion of the hillside. This non-buildable portion of the zoning map is shown as an approximate location. In order to identify the exact starting and ending point of this area an engineering/surveying effort to find the exact location based on the slope of the

hillside will be necessary. This survey will be the responsibility of the property owner.

- 12.4.5.** Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
- 12.4.6.** Boundaries indicated as parallel to or extensions of features indicated in subsection 1 through 5 above shall be so construed. Distances not specifically indicated on the official map shall be determined by the scale of the map.
- 12.4.7.** In case any further uncertainty exists, the Leeds Board of Adjustments shall determine the location of such boundaries.
- 12.4.8.** Boundaries for each of the said zones are hereby established as described herein or as shown on the map entitled Town of Leeds Zoning Map (see Appendix 1), which map is on file in the Leeds Town Hall and all boundaries shown thereon are made by reference as much a part of this Ordinance as is fully described and detailed herein.

Ordinance Number 2016-01

AN ORDINANCE OF THE TOWN COUNCIL OF LEEDS, UTAH, ADOPTING AMENDMENTS, REVISIONS AND MODIFICAITONS TO SPECIFIED PROVISIONS OF THE LEEDS LAND USE ORDINANCE TO MAKE SUCH PROVISIONS CONSISTENT WITH THE NEWLY ADOPTED REPEAL OF ORDINANCE 2011-03 MIXED-USE ZONING

WHEREAS, the Town has repealed the Mixed-Use Zoning Ordinance of the Leeds Land Use Ordinance; and

WHEREAS, the Town Council desires to make the changes and revisions to Chapters 12, 23 and 26, to make such sections consistent with the repeal of the Mixed-Use Zoning Ordinance; and

WHEREAS, the Town Council also desires to amend and change certain definitions in the Leeds Land Use Ordinance which are used in the Mixed-Use Zoning Ordinance; and

WHEREAS, Utah State Code Sections 10-9a-501 through 10-9a-520, set forth procedures for the adoption and content of a Land Use Ordinance; and

WHEREAS, a public hearing was held at the Planning Commission Meeting on April 6, 2016 with appropriate notice being properly posted for the public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH AS FOLLOWS:

1. Section 12.1 of Chapter 12 (Establishment of Zoning Districts) of the Leeds Land Use Ordinance 2008-04 is hereby amended to delete the following:

~~12.1.14. Mixed-Use — MXD~~

2. Chapter 23 (Mixed Use Zoning) of the Leeds Land Use Ordinance 2011-03 is hereby repealed in its entirety:
3. Chapter 26 (Site Development Plans) of the Leeds Land Use Ordinance 2015-05 is hereby amended the follows:

26.1. PURPOSE

This Chapter sets forth requirements and procedures for site development plans for development to commercial, public, civic, ~~mixed-use~~ and multi-family sites or properties. These requirements are established to encourage adequate advanced planning and assure a good quality environment for the Town.

26.3.2.3. Any ~~mixed-use (Chapter 23)~~, or multi-family use governed by the International Building Code (Chapter 15).

26.4.2.2. Public Hearing.

The Planning Commission shall schedule a public hearing to hear discussion on the proposed development and Site Analysis for any

commercial, ~~mixed-use~~, or multi-family project which involves new construction of a building of 10,000 sq. feet or more.

THE REVISED ORDINANCE, PASSED AND ADOPTED by the Town Council, of Leeds Town, Utah this 13th day of April, 2016.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER: ANGELA ROHR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER: RON CUNDICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER: ELLIOTT SHELTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER: NATE BLAKE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This Ordinance shall be effective April 13, 2016.



Mayor, Wayne Peterson

ATTEST:



Kristi Barker, Clerk/Recorder