

# Chapter 13A-01 – ORGANIZATION

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## Chapter 13A-01 – ORGANIZATION

### 13A-01-01 Short Title

This Title shall be known as the Development Code of the City of Taylorsville 2011 (and is sometimes referred to hereinafter as the “Development Code”) and may be so cited and pleaded.

### 13A-01-02 Authority

This Title is adopted pursuant to the provisions of the Utah Code Ann. § 10-9a-101 *et seq.*

### 13A-01-03 Purpose and Scope

A. **Purpose.** This Development Code is adopted to implement the General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration.

Specifically, this Development Code is established to promote the following purposes:

#### 1. General

- a. To facilitate the orderly growth, development, and redevelopment of the City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well being of the City and its inhabitants.

#### 2. Implementation of the General Plan

To coordinate and ensure the implementation of the General Plan through effective execution of development review requirements, adequate facility and services review, and other goals, policies, or programs contained in the General Plan.

#### 3. Comprehensive, Consistent, and Equitable Regulations

To establish a system of fair, comprehensive, consistent, and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

#### 4. Efficiently and Effectively Managed Procedures

- a. To promote fair procedures which are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

B. **Scope.** Consistent with the above purpose and intent, this Development Code establishes land use classifications; creates zoning districts; establishes regulations, prohibitions, and restrictions on land use and development; governs the use of land for residential and nonresidential purposes; regulates the height and bulk of buildings and other structures; regulates lot occupancy and the size of yards and other open spaces; establishes standards of performance and design; adopts a map of

the zoning districts; creates board and commissions for land use and development decisions and defines the powers and duties of the administration, land use authority, and appeal authority; prescribes procedures for changes of districts, conditional use permits, subdivision approvals, variances, special exceptions, appeals, annexations; and prescribes penalties for violations of this Title.

#### **13A-01-04 Relationship to the General Plan**

The adoption of this Title is consistent with, compatible with, and furthers the goals, policies, objectives, and programs of the General Plan. It is the intent of the City Council that regulatory decisions made pursuant to this Title be consistent with the General Plan.

For purposes of this Title, “consistency with the General Plan” means not only consistency with the Plan’s land use and density designations but also consistency with all aspects of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources.

#### **13A-01-05 Effect on Previous Ordinances and Maps**

Titles 12 and 13 of the revised ordinances of the City of Taylorsville Code of Ordinances 1998, as amended, is hereby superseded and amended to read as set forth herein. Any maps previously adopted shall remain in affect pursuant to this Development Code. This Development Code shall be deemed a continuation of previous Development Codes and not a new enactment, insofar as the substance of revisions of previous Development Codes is included in this Development Code, whether in the same or in different language. This Development Code shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous Development Codes, to questions of conforming or nonconforming uses and buildings and structures, and to questions as to the dates upon which such uses, buildings, or structures became conforming or nonconforming.

#### **13A-01-06 Interpretation**

Interpretation and application of the provisions and requirements contained herein are declared to be the minimum requirements for the purposes set forth, unless otherwise specifically stated. If in the course of administration hereof, a question arises as to the meaning of any phrase, section, chapter, or zone district, the interpretation thereof shall be given by the Director and shall be construed to be the official interpretation thereof. In the event that there is a need for further interpretation by any person, firm or corporation, or official of the City, they shall submit the question to the Planning Commission which, unless otherwise provided, is authorized to interpret the ordinance, ~~and such interpretation shall be final.~~ Appeals of Planning Commission interpretations shall be submitted to the City Council.

#### **13A-01-07 Conflict**

This Development Code shall not nullify the more restrictive provisions of agreements, other ordinances, or laws (which are not superseded by this Development Code) but shall prevail when such provisions are less restrictive. In the event of a question between this Development Code and the General Plan, this Development Code shall prevail.

**13A-01-08      How to Use the Land Development Code**

This Development Code governs land use and development within the incorporated limits of the City. The sections of this Development Code are used together in the review of land use and development applications, enforcement of zoning and land use regulations, and implementation of the General Plan.