



August 6, 2019

***Draper City Planning Division
Administrative Interpretation***

RE: Banbury Park Lot 5 Setback Interpretation

This letter is in regards to a question that has arisen regarding the rear setback lines for Lot 5 of the Banbury Park Subdivision located at 13488 South Banbury Park Ln. The application is APPL-760-2019. The subject property is located within the RA2 (Residential Agricultural, 20,000 square foot lot minimum) zoning designation.

Lot 5 of Banbury Park Subdivision is a cul-de-sac lot with five property lines. While it generally has side lot lines running perpendicular to the roadway, it also contains two property lines which run generally opposite the front lot line.

The Draper City Municipal Code (DCMC) Table 9-10-1 requires a 20-foot rear yard setback and a 12-foot side yard setback for all interior lots within the RA2 zoning designation. The DCMC further defines in Section 9-3-040 a rear lot line and a side lot line as follows:

LOT LINE, REAR: The lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot, a "constructive" line ten feet (10') in length within the lot or parcel, parallel to the front lot line which intercepts the side lot lines at points most distant from the front lot line.

LOT LINE, SIDE: Any lot line that is not a front lot line or rear lot line. A side lot line separating one lot or parcel from another is an interior side lot line.

The DCMC does not define 'gore shaped lot'. According to Merriam-Webster Dictionary, a gore can be defined as:

1. A small usually triangular piece of land
2. A tapering or triangular piece

It is the Zoning Administrators position that the two lot lines that are generally opposite the front lot line taper into a triangular shape making the lot a gore shaped lot. The rear lot line is a 10-foot long line that runs parallel to the front lot line and intercepts the side lot lines at the points most distant from the front lot line. All other property lines generally opposite the front lot line are considered side property lines. An illustration of Lot 5 with these defined lines has been attached to this interpretation for clarification.

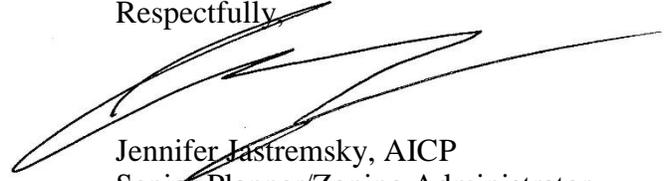
There are a couple options available to you if you believe this interpretation has been made in error. You may seek a text amendment in order to change the code, or you may appeal this



determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 14 days of the decision which is appealed. Applications for both options can be found on the city's website.

If you have further questions, please contact me at jennifer.jastremsky@draper.ut.us or at 801-576-6328.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Jastremsky", is written over the typed name.

Jennifer Jastremsky, AICP
Senior Planner/Zoning Administrator
Community Development Department

Cc File



Exhibit: Lot 5 Banbury Park Subdivision Gore Lot Setback

