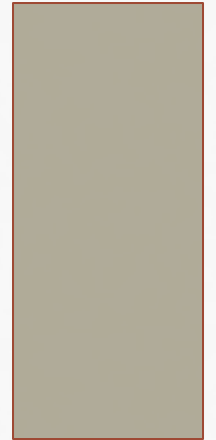


DOUBLE FRONTAGE

CODE TEXT AMENDMENT



DOUBLE FRONTAGE

- Definitions
 - A double frontage lot is defined as a lot, other than a corner lot, with frontage on more than one street.
 - Another definition is an interior lot bounded by two or more abutting street lines that do not intersect.
- Generally discouraged or prohibited by cities and counties
 - Unless lots back to collector or arterial roads

Street

Front Yard

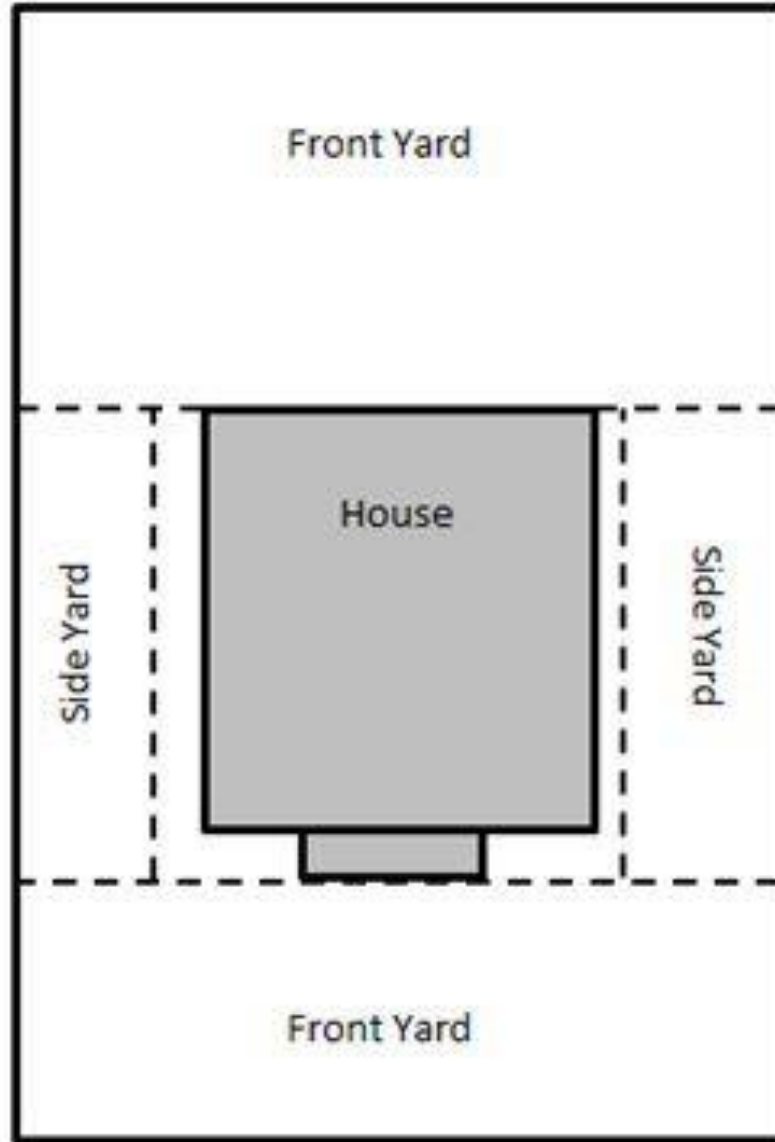
House

Side Yard

Side Yard

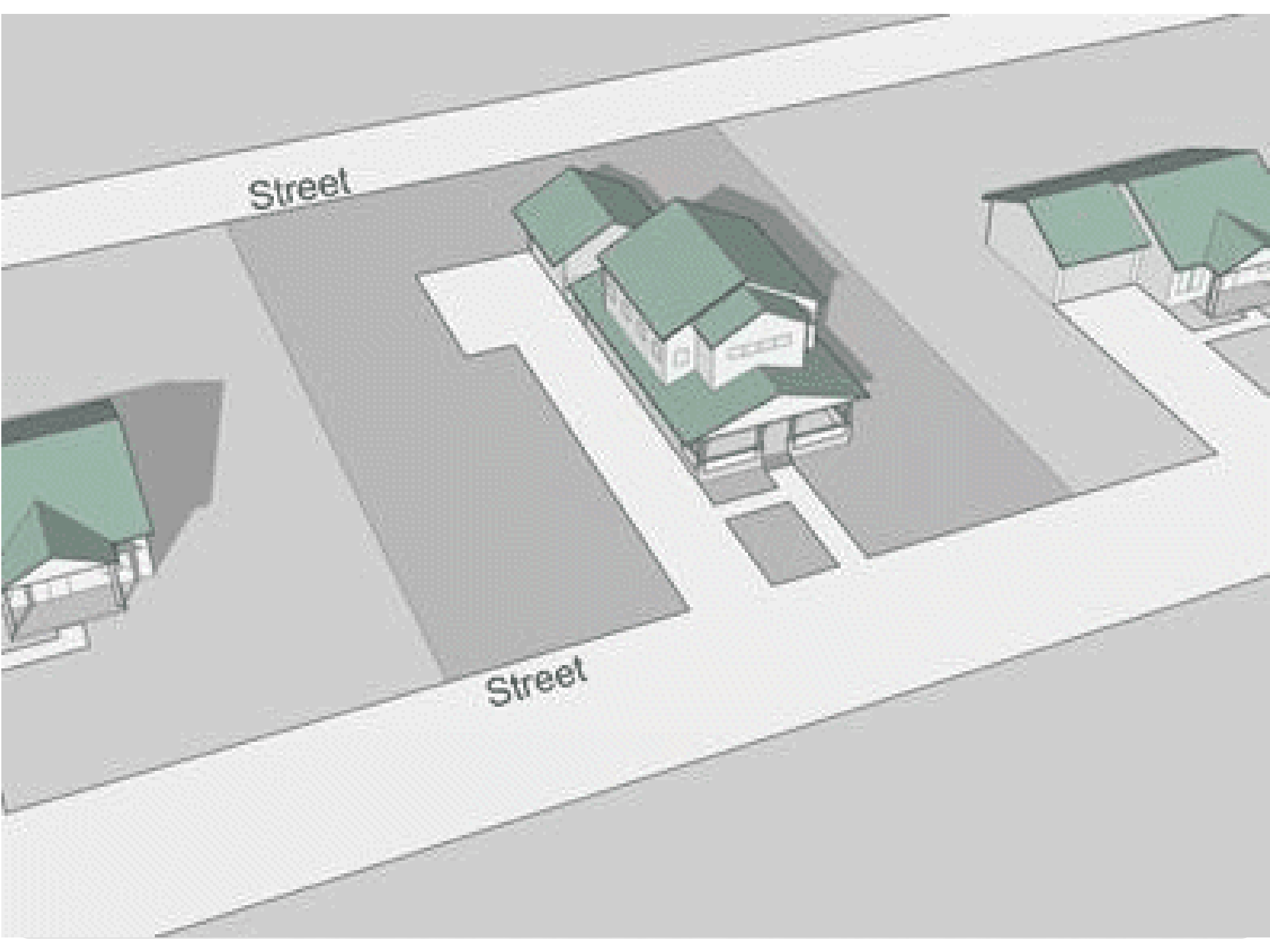
Front Yard

Street



Street

Street



DOUBLE FRONTAGE

Section 16.2: Definitions

- 49 d. Double Frontage Lot. An interior lot bounded by two or more abutting street lines that do not intersect. For the purposes of the land use code, any lot with less than fifty (50) feet from the rear lot line to a street right-of-way shall be considered a double fronted lot.

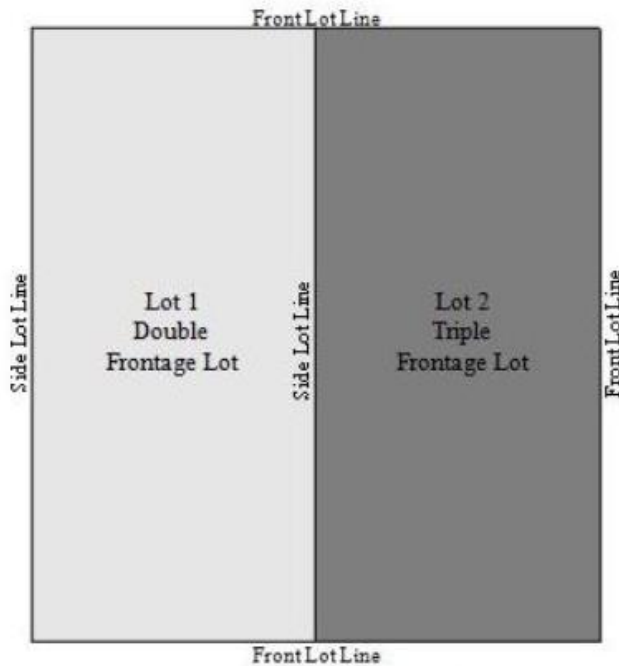
Section 16.13.48 Double Frontage Lots.

- Double frontage lots shall not be permitted in zones R-1-7, R-1-9, R-1-11, R-1-15, R-1-22, and RA-1-43 except in situations where access is not allowed onto a collector (does not include local or minor collector roads) or arterial roads as outlined in the Midway Road System Master Plan.

50' REQUIREMENT

Prohibited Design

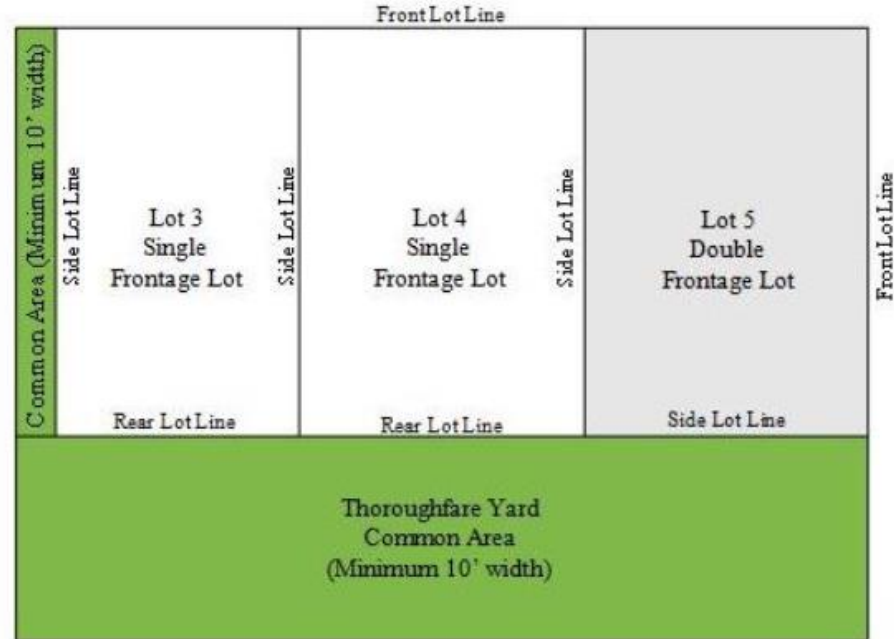
Local Street



Collector/Entrance Street

Allowable Design

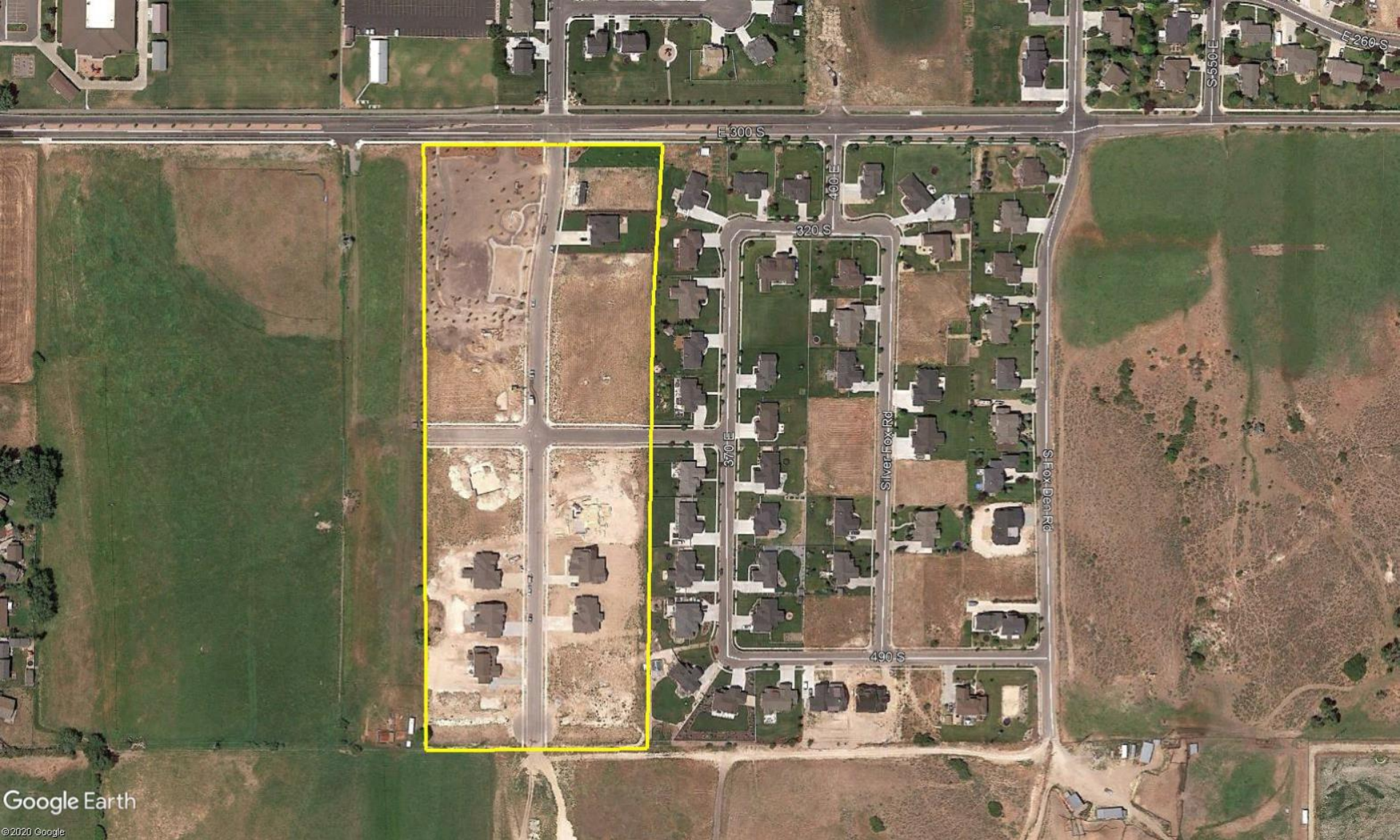
Local Street



Collector/Entrance Street

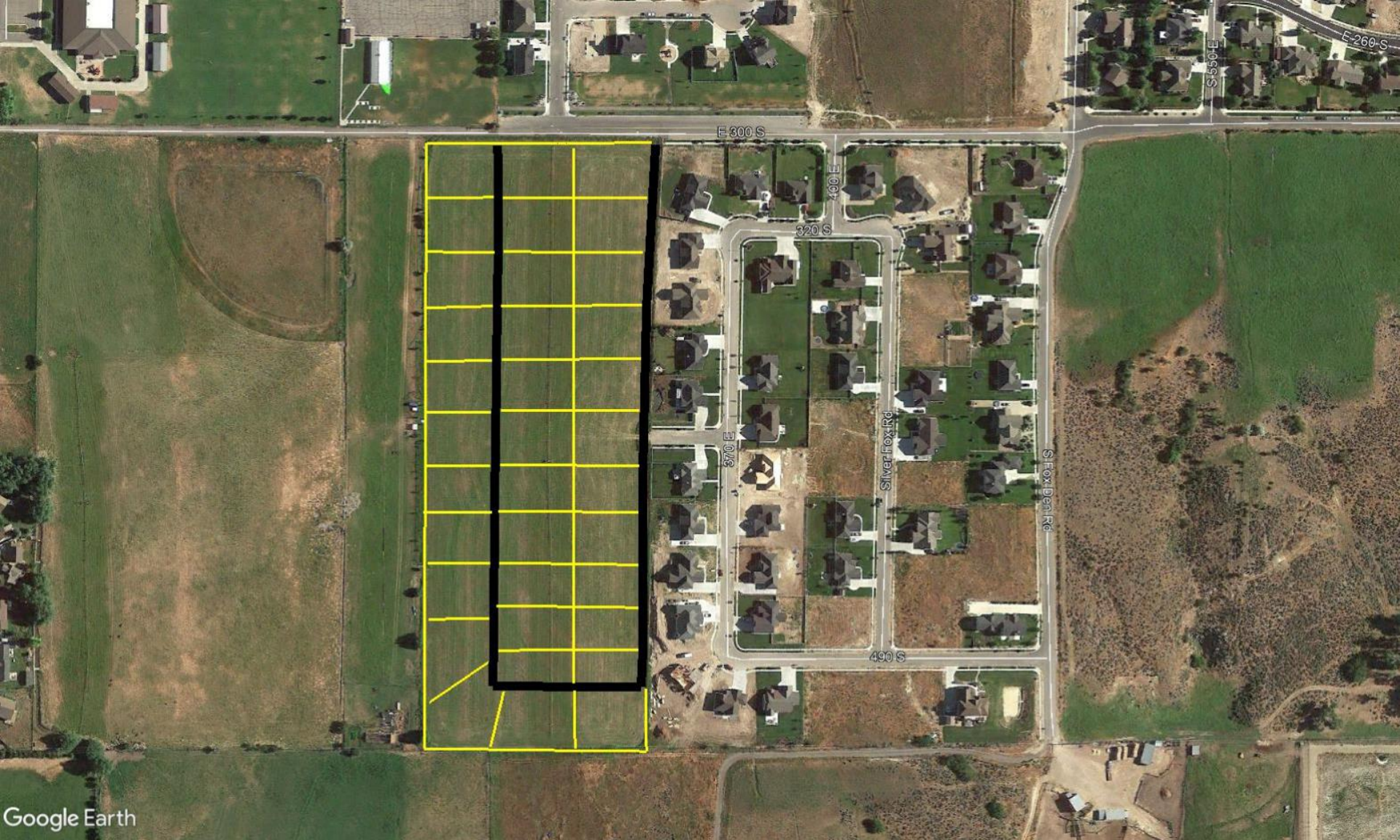
Thoroughfare Street

Single, Double, and Triple Frontage Lots

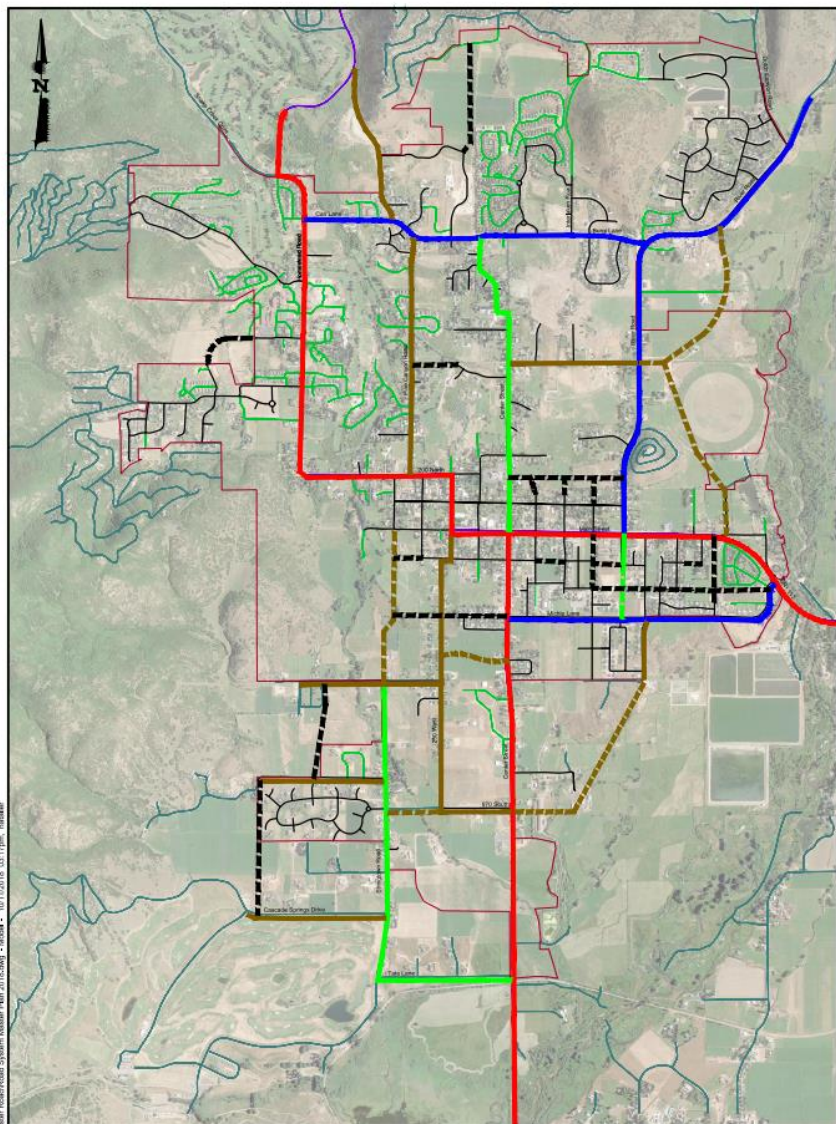


Google Earth

© 2020 Google



Google Earth



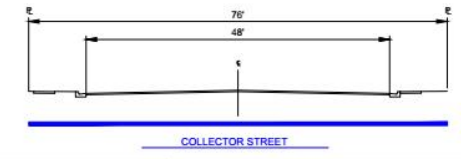
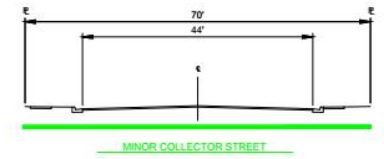
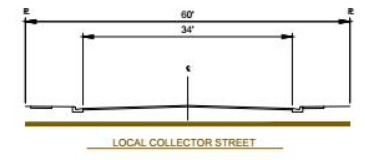
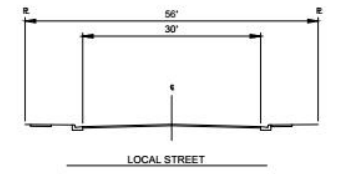
LEGEND

- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR

ROAD LEGEND

- MIDWAY CITY ROADS
- MIDWAY CITY GRAVEL ROADS
- COUNTY ROADS
- PRIVATE ROADS
- CITY BOUNDARY
- UDOT ROADS

ROAD SYSTEM MASTER PLAN



C:\Users\CityAdmin\My Documents\RoadSystem Master Plan 2018.dwg - Midway - 9/21/2018 10:17am - mshaker

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| SCALE | WARNING IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE |
| HORIZONTAL | |
| VERTICAL | |
| NONE | |

HORROCKS ENGINEERS

2162 West Grove Parkway
 Suite 400
 Pleasant Grove, UT 84062
 (801) 763-6100

MIDWAY CITY
 ROAD SYSTEM MASTER PLAN

| | | |
|----------|--------|-------------|
| DESIGNED | DATE | PROJECT NO. |
| NR | 9/2018 | - |
| DRAWN | DATE | SHEET NO. |
| NR | 9/2018 | 1 of 1 |
| CHECKED | DATE | DRAWING NO. |
| WSJ | 9/2018 | P-1 |

POSSIBLE FINDINGS

- The proposed code would regulate when double frontage lots may be created
- Double frontage will not be allowed when a lot backs a local, minor collector, or local collector street
- Double frontage will be allowed when a lot backs a collector or arterial street
- The proposed code may reduce the ability of some properties to develop