



Syracuse City Planning Commission Meeting March 17, 2015

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

T.J. Jensen

VICE CHAIR

Ralph Vaughan

Curt McCuistion

Dale Rackham

Greg Day

Trevor Hatch

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
2. **Meeting Minutes:**
March 3, 2015 Regular Meeting and Work Session.
3. **Public Comment**, This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Adjourn**

Work Session

1. Department Business
2. Commissioner Reports
3. Upcoming Agenda Items
4. Discussion Items
 - a. Title X code amendments pertaining to the PRD (Planned Residential Development) Zone
 - b. Title X code amendments pertaining to Accessory Structures.
 - c. Title X code amendments pertaining to Metal buildings in the Industrial Zone
 - d. Title X code amendments pertaining to the Land Use Matrix.
5. Adjourn

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

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Planning Commission Meeting

March 17, 2015

EXECUTIVE SUMMARY

Item (2): Meeting Minutes:

March 3, 2015

Regular Meeting and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, March 3, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 3, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Curt McCuiston
Dale Rackham
Trevor Hatch
Troy Moultrie
Greg Day
- City Employees: Noah Steele, Planner
Jackie Manning, Admin Professional
Terry Palmer, Mayor
- City Council: Mike Bailey
- Excused: Jenny Schow, Planner
- Visitors: Gary Pratt Brittney Chamberlain Chris Chamberlain
Ray Zaugg Ethan Hanson Brackton Hoffman
Colby Larsen Jake Davies Troop 331

[6:01:25 PM](#)

1. **Meeting Called to Order:**

Commissioner Vaughan gave an invocation. The Pledge of Allegiance was led by Troop 331, Brackton Hoffman. MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR MARCH 3, 2015 MEETING, BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

[6:03:43 PM](#)

2. **Meeting Minutes:**

- February 3, 2015 Regular Meeting
Commissioner Rackham clarified he was excused for the February 3rd meeting.
- February 3, 2015 Work Session
- February 17, 2015 Regular Meeting
Commissioner Rackham requested a change regarding the Meeting Called to Order section. Change innovation to invocation.
- February 17, 2015 Work Session

MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE FEBRUARY 3, 2015 AND FEBRUARY 17, 2015 PLANNING COMMISSION MEETINGS, AS AMENDED, BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

[6:05:46 PM](#)

3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

No public comments were made.

[6:06:11 PM](#)

4. **Conditional Use Permit:** Home Daycare, Flutterby's Child Care, Brittney Chamberlain, located at 3574 W 2400 S, R-1 Zone.

Planner Steele summarized a staff memo that explained:

This application is for a current child daycare that would like to increase the number of children from 8 to 16 children. The proposed hours of operation are Monday-Friday from 6:00 am to 6:00 pm. The applicant is requesting to provide the daycare services on the main floor and in the basement of her home. Children under the age of 2.5 years will be restricted to the main floor. The backyard is currently fenced and meets zoning code. Applicant will have an additional employee.

[6:07:42 PM](#)

Brittney Chamberlain, Syracuse, Utah had nothing to add. Chairman Jensen inquired about a site plan displaying parking. Ms. Chamberlain stated she recently poured an RV pad to allow for additional parking. Chairman Jensen requested staff to include the parking site plan for all future applications.

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MOTION TO APPROVE CONDITIONAL USE PERMIT, REQUESTED BY BRITTNEY CHAMBERLAIN FOR THE HOME DAYCARE, FLUTTERBY'S CHILD CARE, LOCATED AT 3574 W 2400 S, R-1 ZONE, SUBJECT TO SYRACUSE MUNICIPAL CODE BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, SO THE MOTION CARRIED.

[6:10:54 PM](#)

5. **Adjourn.**

CHAIRMAN JENSEN REQUESTED AN ADJOURN INTO WORKSESSION.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____

DRAFT

Minutes of the Syracuse Planning Commission Work Session, March 3, 2015

Minutes of the Syracuse City Planning Commission Work Session held on March 3, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	TJ Jensen, Chairman	
	Ralph Vaughan, Vice-Chairman	
	Dale Rackham	
	Curt McCuiston	
	Trevor Hatch	
	Troy Moultrie	
	Greg Day	
City Employees:	Noah Steele, Planner	
	Jackie Manning, Admin Professional	
City Council:	Mike Gailey	
Excused:	Jenny Schow, Planner	
Visitors:	Gary Pratt	Ray Zaugg

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1. **Department Business:**

Planner Steele received a site plan application for a storage unit. Planner Steele discussed packet materials. Per state law, any amendments to the packet must be posted at least 24 hours prior to a scheduled meeting. He asked that anything packet related be submitted to the planning secretary the Wednesday before the meeting to allow proper time for every commissioner to review the materials.

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2. **Commissioner Reports:**

Chairman Jensen stated the trails committee has met and there is a potential for a new trail project. He stated there are 25 projects (bike lanes and trails) that have been identified between Box Elder and Davis County. Chairman Jensen identified the trails within Davis County and discussed the various studies associated with the projects, as well as potential funding. He stated UDOT (Utah Department of Transportation) mentioned a potential for bike lanes along 2000 West, when the road is widened. He stated there was mention of considering moving up the time table for the extension of SR-193 to 2000 West and 3000 West.

[6:18:30 PM](#)

3. **Upcoming Agenda Items:**

There may be code amendments on the upcoming agenda.

[6:18:45 PM](#)

4. **Discussion Items:**

[6:19:03 PM](#)

a. **General Plan Committee – progress and preliminary report.**

Chairman Jensen invited two committee members to give a presentation with the committee's progress. Gary Pratt and Ray Zaugg gave a presentation representing the General Plan Subcommittee.

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Mr. Pratt thanked all the participants of the committee. He stated they are trying to redesign an easier to read format pertaining to zoning densities. Mr. Pratt read through the proposed changes. The proposal can be seen as an exhibit.

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Commissioner Day inquired about the 30 foot set-backs. Mr. Pratt stated there are various set-backs between the zones and the committee wanted to set the standard at one or two types based on zoning. The committee decided a 30 foot set-back for R-1 Residential zones would be easy for the developer to accommodate because the lots are larger. Mr. Pratt referred to the duplexes on Gordon Avenue and 1000 West. He stated they had 25 foot set-backs and are more forward than the surrounding homes along the street; the surrounding homes having a 30 foot plus set-back.

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Commissioner Day felt the proposed 30 foot set-back requirement would encourage more two-story homes. He provided the example of a cul-de-sac for unique configurations.

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62 Mr. Pratt doubted there would be cul-de-sacs with the new lot size minimums that were being proposed.
63 Commissioner Day provided the example of the Miller Springs Subdivision. There are 3 cul-de-sacs, with 6 to 7 lots forced
64 to have two-story homes due to the geometry of the lots. The lots are 15 thousand square feet plus. There was a
65 discussion regarding pie shaped lots and the limitations with the proposed set-backs. Chairman Jensen suggested putting
66 an exception to the set-backs for cul-de-sacs, reducing the set-back to 25 feet.

67 [6:31:09 PM](#)

68 Mr. Pratt discussed R-2 Residential Zones. The committee proposed a lot size minimum of 10 thousand square feet.
69 Commissioner Hatch discussed the challenge for a developer to design a subdivision to meet both lot size minimums and
70 lot subdivision averages. Mr. Pratt clarified the averages will not be part of the requirement.

71 [6:36:50 PM](#)

72 Commissioner Vaughan stated 100 foot width would be restrictive in conjunction with lot size minimum. He discussed
73 cul-de-sacs and the difficulty for uniquely shaped lots to meet the minimum lot size requirements. He discussed the
74 potential ramifications for the proposed increased 30 foot set-back.

75 [6:40:36 PM](#)

76 Chairman Jensen discussed the calculations that influenced the set-back minimum and explained the change was
77 minimal. Ray Zaugg, Syracuse, Utah explained the current code lot widths and explained the cul-de-sacs were not
78 discussed among the General Plan Subcommittee members.

79 [6:41:27 PM](#)

80 Commissioner Day stated they need to allow the builder the freedom to put a home on the lot that can merit the price
81 for the larger lot. He discussed the impact on property values within a subdivision that can arise as a result to the
82 changes. Chairman Jensen discussed averages in lot widths in relation to the lot size minimums. There was a discussion
83 regarding set-backs and lot size minimums with an emphasis on configuration. Commissioner Rackham suggested they
84 put this as an action item on the next agenda to allow for a more in depth discussion.

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86 Mr. Pratt suggested a moratorium for R-3 Residential Zones, or to delete R-3 as an active zone because of the size
87 of lots, concentration, and type of homes within that zone attracts. He stated there has been discussion in City Council
88 with a concern that they are throwing out their General Plan based on what a developer requests.

89 [6:47:57 PM](#)

90 Mr. Pratt stated the committee proposed to eliminate all conditional uses in a PRD (Planned Residential
91 Development) zone. The committee proposed 6 units per acre. The developer would have to have a good reason for
92 wanting a PRD and would have to specifically ask for a rezone. The committee recommended having the homes be single
93 family or duplexes, and eliminate fourplexes. They discussed the configurations of the buildings with a focus on garages
94 facing side or backyard; which would follow a similar architecture to cluster subdivisions. They wanted to add to the
95 design standard book. Mr. Pratt recommended looking to other cities for example of proper PRD language.

96 [6:52:09 PM](#)

97 Mr. Pratt discussed the benefits of allowing bonus densities for R-1 Zones. There was a discussion regarding the
98 calculations for bonus densities and the effect they would have on minimum lot sizes. There was a discussion regarding
99 small parks with the comment that a Home Owners Association would manage and maintain "pocket parks".

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101 Mr. Pratt discussed the trail system and incentives to developers to tie into the trail system. There was a discussion
102 regarding RV pads and the configurations to allow them.

103 [7:02:11 PM](#)

104 Mr. Pratt discussed the parks committee. He stated they are identifying existing parks, making inventory, and
105 proposing upgrades/completion plans. There was a discussion regarding regional sports park and the undeveloped
106 property to host a potential park. There was a discussion regarding park land and the averages.

107 [7:05:57 PM](#)

108 Mr. Pratt stated the General Plan Subcommittee is looking to rewrite the entire General Plan. He discussed the
109 redesign of the format to allow for easier understanding. They are currently reviewing the index and consolidating
110 definitions and subject matter. There was a discussion regarding the various plans that will be incorporated in the
111 rewrite.

112 [7:11:36 PM](#)

113 Mr. Pratt would like to implement general goals of the city in regards to short term and long term for the future of
114 Syracuse. The general plan subcommittee will be reviewing TDR's (Transferable Development Rights). Chairman Jensen
115 gave details regarding the program. Mr. Pratt stated there is nothing in scope as of right now for TDR's, but it is a
116 discussion. Chairman Jensen provided the direction to the committee to give their results by the end of June because
117 some of the commissioner's terms will expire.

118 The committee will be meeting the following Wednesday.

119 [7:18:55 PM](#)

120 **b. Title X Code Amendments: pertaining to the PRD (Planned Residential Development) Zone.**

121 Planner Steele referred to the document submitted by Commissioner Rackham, as seen as an exhibit. Commissioner

122 Day felt the PRD changes should pertain to the architectural buildings, not the density itself. These changes would
123 promote a lot of subdivisions similar to Trailside Park. Commissioner Rackham stated the new language would drive
124 developments similar to Sunset Village Communities. Commissioner Day did not feel there would be another development
125 similar to Sunset. He stated it was an attractive development. Commissioner Rackham invited the commissioners to add
126 to the PRD language.

127 Commissioner Day suggested bringing in a professional for assistance in writing the ordinance. Commissioner
128 Rackham recommended the elimination of conditional use permits within a PRD zone. There was a discussion regarding
129 home occupations within PRD zones with a general consensus to allow home occupations for single family dwellings, but
130 have stipulations for duplexes and fourplexes. Chairman Jensen gave direction to staff to review home occupations at a
131 later date. There was a discussion regarding the calculation for PRD Density and the proposed change of 6 units per acre.

132 Commissioner Rackham clarified common space versus open space. Common space is an area that has an amenity
133 added for use of residents and/or the city. Open space is any undeveloped property that does not include streets and
134 sidewalks. Chairman Jensen felt the percentage should be reduced to 28 percent for amenities due to the proposed
135 reduction of 6 units per acre. Mr. Pratt stated there was another section that referenced 50 percent and recommended an
136 update for a consistent number.

137 Commissioner Rackham reviewed the definitions, as seen in the packet, pertaining to open space and common
138 space. There was a general consensus to reduce the amenity percentage to 30 percent.

139 [7:36:18 PM](#)

140 Commissioner Day expressed the need for an updated landscape ordinance. Chairman Jensen directed Planner
141 Steele to draft some language. Planner Steele stated the Architecture Land Design Guide had landscaping and overall
142 design standards. There was a discussion regarding tree guidelines with an emphasis on planting and removal of dead
143 trees. Planner Steele referred to an existing tree planting guide available to residents and developers. Commissioner Day
144 recommended having a set number for the amount of trees per acre to help break up the monotony. He provided the
145 example of Eagle Mountain for failed and successful techniques.

146 [7:46:46 PM](#)

147 There was a discussion regarding side yard set-backs with the suggestion of 16 feet between primary structures.
148 There was a general consensus to allow accessory structures for single family dwellings as long as they could meet the
149 set-backs as set herein.

150 [7:54:11 PM](#)

151 There was a discussion regarding building height. Commissioner Day recommended putting language that required a
152 minimum of 25 percent single story units. He gave the example of a fourplex having the end units single story and the
153 interior units two story to help break up the monotony. He proposed roofline variations.

154 Commissioner Vaughan recommended having a maximum height for primary structures. There was a general
155 consensus to allow fourplexes.

156 [8:02:27 PM](#)

157 Mr. Pratt stated he did not agree with allowing fourplexes or sixplexes within the city, due to lack of design standards
158 for those units. He suggested incorporating the ideas of the architectural design standards. He recommended the
159 planning commission review the 20 feet set-backs as well.

160 [8:04:12 PM](#)

161 Chairman Jensen discussed off street parking. There was a discussion pertaining to time limits for the extra parking
162 spaces. There was a general consensus to have the Home Owners Association regulate and maintain parking limitations.
163 There was a general consensus to leave parking ordinance as is.

164 [8:09:20 PM](#)

165 There was a discussion regarding single-story versus two-story buildings. There was a general consensus to allow
166 two-story buildings without requiring 25 percent single story. Commissioner Rackham inquired about the 2 car garage
167 requirement. He inquired if fourplexes should be required to have 2 car garages as well. There was a general consensus
168 to require 2 car garages. Commissioner Vaughan inquired about the configuration of the garages and the massing result.

169 Chairman Jensen relayed a suggestion from the General Plan Subcommittee that garages have to face the side or
170 rear, for fourplexes, and may not face the street. There was a split decision regarding the placement of garages.
171 Commissioner Day stated the placement would depend on the configuration of the lots. Chairman Jensen gave direction
172 to bring this discussion back to the planning commission.

173 [8:16:05 PM](#)

174 FIVE MINUTE RECESS.

175 [8:23:01 PM](#)

176 Return from recess. Chairman Jensen gave direction to Planner Steele to draft some landscaping language and
177 Commissioner Rackham was given direction to draft the remaining portion of PRD zone guidelines.

178 [8:23:41 PM](#)

179 Mr. Pratt stated catch basins are currently allowed by our ordinance as open space. He felt they should be excluded.
180 Chairman Jensen stated catch basins would be counted as common space. Chairman Jensen gave direction to
181 Commissioner Rackham to rephrase the common space to maintain catch basins.

182 [8:25:04 PM](#)

183 **c. Title X Code Amendments: pertaining to Accessory Structures.**

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185 Chairman Jensen read through the draft. Commissioner Rackham referred to the section prohibiting accessory
186 structures from being built before the primary structure has commenced and recommended removing the language.
187 Commissioner Rackham suggested rewording to state the primary structure must be completed and given occupancy
188 before the accessory structure. Planner Steele sometimes new builds will elect to build their accessory structure along
189 with their primary structure which allows flexibility for the residents. Chairman Jensen wanted language to allow for barns
190 or storage units within Agricultural zones.

191 Commissioner Rackham referred to the corner lot limitations for accessory structures and asked for clarification. He
192 didn't feel the sited code was applicable and recommended deleting the reference. Chairman Jensen gave direction to
193 staff to review the reference and clarify the intent of the reference.

194 [8:30:55 PM](#)

195 There was a discussion regarding accessory structures under 200 square feet. Commissioner Rackham
196 recommended not allowing any accessory structures in the front yard.

197 [8:35:41 PM](#)

198 There was a discussion regarding height limitations with a general consensus to allow for a maximum height of 15
199 feet for accessory structures less than 200 square feet. There was a general consensus to keep the 3 foot set-back for
200 accessory structures less than 200 square feet.

201 There was a general consensus to increase the set-back to 8 feet for accessory structures larger than 200 square
202 feet, as proposed by Commissioner Rackham.

203 [8:44:51 PM](#)

204 There was a general consensus to strike the minimum height requirement for accessory structures. There was a
205 discussion regarding roof heights for accessory structures with an emphasis on roof pitches. There was a general
206 consensus to limit the height of the accessory structure to that of the primary structure. Chairman Jensen suggested
207 adding an exception for farm land within the A-1 Agriculture Zone.

208 [8:58:10 PM](#)

209 There was a discussion regarding cargo containers in relation to accessory structures and how it would pertain to the
210 existing accessory structure ordinance. Chairman Jensen called for a motion to extend to continue the discussion
211 regarding cargo containers.

212 [8:59:00 PM](#)

213 MOTION TO EXTEND WORK SESSION MEETIN 15 MINUTES BY COMMISSIONER RACKHAM. THE MOTION
214 FAILED DUE TO LACK OF SECOND.

215 The proposed draft has been added as an exhibit.

216
217 **d. Title X Code Amendments pertaining to the Land Use Matrix.**

218 This item was not discussed due to lack of time.

219 [8:59:10 PM](#)

220 5. **Adjourn.**

221
222 **Exhibits:**

223
224 General Plan Subcommittee Material

225 PRD (Planned Residential Zone) Information – Drafted by Commissioner Dale Rackham

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Syracuse City General Plan Committee

Interim Update
March 3rd, 2015

MISSION STATEMENT:



"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Zoning Densities, lot sizes, setbacks:

The General Plan Committee feels that the following changes are in the best interest of the citizens of Syracuse City:

- Use Gross Density, no more Net Density calculations:

Net density can be confusing to those not intimately familiar with how densities work in Syracuse City. We recommend using Gross Density instead, with adjustments to account for the 20% that is used in Net Density calculations (for roads, sidewalks, etc.).

Revised density numbers and lot sizes:

R-1:

2.3 Units per Gross Acre

Approx. 15,000 Square Foot Average Lot Size*

12,000 Square Foot Minimum Lot Size, 100 Ft. Minimum Width

30 Foot Setbacks

Density incentives for amenities. No more cluster subdivisions, period.

*Example: 10 Acres, 23 lots, avg. 15,151 Avg. Sq Ft Lots assuming 20% of acreage for roads, etc..

R-2:

3.0 Units per Gross Acre

Approx. 11,600 Square Foot Average Lot Size*

10,000 Square Foot Minimum Lot Size, 85 Ft Minimum Width

30 Foot Setbacks

*Example: 10 Acres, 30 lots, 11,616 Sq Avg. Ft Lots assuming 20% of acreage for roads, etc.

R-3:

4.0 Units per Gross Acre

8,000 Square Foot Minimum and Average Lot Size, 80 Ft. Minimum Width

A permanent moratorium on this zone is recommended – no new R-3 should be added to the General Plan from this point forward, as we have more than enough R-3 incorporated into the city already.

R-4:

This zone is deprecated, but the language needs to be restored, to control the R-4 we already have, with a note that no new R-4 may be added to the General Plan.

- Average Lot Size computed as follows:
43,560 Sq. Ft/Density, x 0.8 (20% deduction for roads, etc)

PRD:

6.0 Units per Gross Acre

Prefer Single Family, Duplexes. Four Plexes are not recommended at this time.

Prefer garages in the side or rear for Duplexes – no forward facing garage doors.

Strong architectural guidelines are recommended for this zone. Definitely need to include pictures in the ARC Guidebook of what is preferred.

8 Ft setback to property line, 16 feet between buildings.

No new PRD's should be added to the General Plan, until the PRD language is modified. Even then, use of this zone should be very limited, as we feel it is not in harmony with the wishes of the citizens of Syracuse City.

R-1 Bonus Densities:

As noted above, the General Plan Committee strongly recommends the repeal of the Cluster Subdivision ordinance, as it is too easily abused by developers.

In it's place, we are suggesting density incentives, in R-1 only (A-1 to be discussed), to encourage the inclusion of amenities in R-1 subdivisions.

Amenities eligible for bonus density points may include:

- Pedestrian Trails
- Bike Paths & Horse Paths
- Wider park strips (10 foot instead of 5-6 foot)
- Tables, benches in parks
- Enhanced landscaping, more shade clustering, sound control
- Common Areas/Parks
 - note that park locations must be in harmony with the Parks Master Plan
 - Detention basins do not count as common areas unless developed as a park with appropriate amenities (swingsets, pavillions, benches, etc.)
- Preservation of Natural Areas
- Clubhouses
- Tennis Courts, Swimming Pools, etc. that are available to residents of the development, or as a whole to the community.
- Schools & Academies– when near a possible new location for a school.

Such density incentives may not increase R-1 densities by more than say 50% (when combined). We are still working out our final recommendation on suggested bonus densities for each amenity.

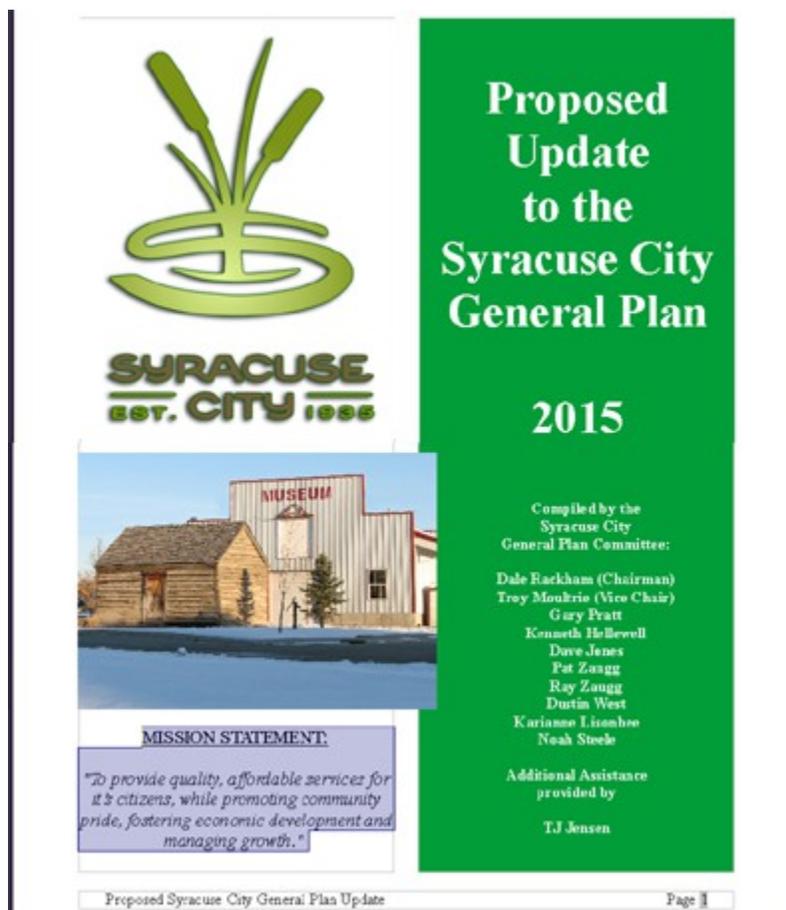
Trails:

The General Plan Committee encourages the inclusion of trails in all zones, where they can be incorporated into our existing trails plan. Appropriate incentives for the inclusion of trails should be devised and spelled out in our ordinance, to ensure that developers include trails in their developments in such a way to ensure harmony with the Trails Master Plan.

Parks:

The General Plan Committee supports the City's efforts to re-acquire acreage for a Regional Park. The Committee also recommends stronger efforts to develop our existing park acreage, and that additional generalized locations for localized parks should be identified, so that going forward we can focus on fewer, larger parks over a preponderance of pocket parks.

Re-Write of the General Plan



The General Plan Committee is currently drafting up a proposed update to the General Plan. This will include updated language, as well as the inclusion of various other plans that Syracuse City has. Plans recommended for inclusion in this document include:

- Transportation Master Plan
- Parks Master Plan
- Trails Master Plan (already included in current document)
- Storm Water Management Plan
- Culinary & Secondary Water Plans

Some of the above-mentioned plans may have placeholders for inclusion at a future date.

The General Plan Committee also thinks that it is a good idea to include goals in our Master Plan, to identify the projects which the city should work towards completion on, both in the short term and in the longer term.

Updates to the General Plan Map

- The Committee is currently focused on the proposed General Plan rewrite, but will also be forwarding some recommended zoning changes as part of our final recommendation.

- Discussions to this point include the possible addition of more Business Park & Commercial Zoning along the SR193 Corridor, between 2000 West and the Emigrant Trail, as well as the elimination of the Research Park Zone along 4000 West, as the Sewer District has expressed the desire to keep this area clear and open.
- We are also currently discussing a transitional AG Zone south of 2700 South, which would allow houses where sewer service can be accomplished by gravity feed only (i.e. no lift stations), but would specify that the acreage to the south of where sewer service would terminate would remain as open space, with agricultural uses allowed.
Said transitional Zone may have larger lot sizes, say ½ acre+ lots where gravity feed sewers can be used. This zone would essentially replace the current A-1 Zone.
- The Committee has also discussed the possibility of using TDR's (Transfer of Development Rights) to help preserve the remaining farmland at the Southwest edge of the city. Unfortunately, a suitable 'receiving area' for said TDR's has not been identified, as adding any density to other areas of the city is an issue. The Committee encourages the use of other avenues by outside entities to preserve our remaining farmland, including efforts by the Nature Conservancy.

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (~~Maximum under~~ 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).
- (D) Educational services.
- (E) Household pets.
- (F) Private parks.
- (G) Public and quasi-public buildings.
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted conditional uses after approval as specified in SCC 10.20.080.

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

Comment [DR1]: I think conditional uses in a PRD should be removed.

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- ~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~
- (2) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;
- (3) The development shall provide a minimum of 35 percent parks and/or ~~functional~~ open space within the development based on the net acreage of the proposed development;
- (4) The aesthetic and landscaping proposals shall provide ~~a superior residential development and environment;~~ for trees and shrubs that break up the look of having the same building style duplicated throughout the development
- (5) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street

Comment [DR2]: This was removed because they now have to come in and ask for PRD zoning

parking requirements as found in Chapter 10.40 SCC; and

(6) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached~~ units.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, and shall be with a maximum height of 30 feet to the top of the roof structuresingle story buildings.

(G) Exterior: multi unit structures shall be designed so they do not have a common exterior wall and have variations in the roofline.

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area, excluding roadways, buildings, acreage and, excluding any~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

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regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling unit density up to a maximum of 12 dwelling units per net acre.~~

(B) A planned residential development must have a minimum of five acres ~~with a minimum of 20 percent of the acreage in common space area excluding required roadways, curbs, and other City infrastructure.~~

(C) The developer shall landscape and improve all open ~~space or common space~~ around or adjacent to building lots and common spaces and maintain the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. ~~Open-Common space and recreational areas~~ should be the focal point for the overall design of the development, with various community facilities grouped in places well related to the commonse-open spaces and easily accessible to pedestrians.

(F) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(G) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners' association and

governed by enforceable, duly recorded CC&Rs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

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10.75.070 Street design.

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10.75.080 Off-street parking and loading.

For multi-unit developments; one additional off-street parking shall be provided for each unit of four dwellings. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

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The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

Planning Commission Meeting

March 17, 2015

EXECUTIVE SUMMARY

Item 4a: Title X Amendments-PRD

1. Proposed amendment by Dale Rackham
2. Proposed amendment by City Staff

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (under 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).

(D) Educational services.

(E) Household pets.

(F) Private parks.

(G) Public and quasi-public buildings.

(H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

~~10.75.030 Conditional uses.~~

~~The following may be permitted conditional uses after approval as specified in SCC 10.20.080.~~

~~(A) Day care centers (major).~~

~~(B) Home occupations (minor or major).~~

~~(C) Temporary commercial uses (see SCC 10.35.050) (minor).~~

~~(D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]~~

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: ~~Overall density of six (6) dwelling units per gross acre. The City shall determine the dwelling unit density, building setbacks, and minimum lot size through a development plan based on the specific merits of the proposed development as well as on factors such as recreation facilities, greater open space, landscaping features, fencing type and design, signage, clubhouse provisions, homeowners' covenants, professional maintenance, trails/pathways, and quality of exterior building materials. However, condominium developments shall comply with the Utah Condominium Act, but in no case shall the overall density of the development exceed eight dwelling units per net acre, without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

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~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~

~~(21)~~ The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

~~(32)~~ The development shall provide a minimum of 35 percent parks and/or functional ~~open common~~ space within the development based on the net acreage of the proposed development;

~~(43)~~ The aesthetic and landscaping proposals shall provide ~~a superior residential development and environment~~ for trees and shrubs that break up the look of having the same building style duplicated throughout the development;

~~(54)~~ The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and

~~(65)~~ The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached units structures~~.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, ~~with a maximum height of 30 feet to the top of the roof structure and shall be single story buildings.~~

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area~~ acreage, excluding ~~any roadways, buildings, and~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

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10.10.040 Definitions.

~~“Common space” means land area within a development not individually owned or dedicated for public use, for which its design and intended use as an amenity shall be for the direct benefit of the residents in such development. Common space may be either natural or functional as a designed element of a development that has a functionally described and planned benefit. Examples include landscaped areas that provide visual relief, shade, screening, buffering, or another environmental amenity and nature trails, exercise trails, and facilities, e.g., swimming pools, tennis courts, club houses, pavilions, and golf courses.~~ with an amenity whose dedicated purpose is shared equally by all the residents of that community or the public.

“Gross Acreage” means the total land being developed.

~~“Net acreage” means the total land area available for development after excluding 20 percent assigned to the City in the form of roads and other public easements.~~

~~“Net density” means the number of allowable building lots in a zone per net acre. (Example: 8.3 net acres times 3.79 allowable lots in the R-2 zone equals 31.46 allowable lots, or 31 allowable lots rounding down to the nearest whole number (i.e., $8.3 \times 3.79 = 31.46 = 31$).~~

~~“Open space” means any area of land characterized by openness that provides for that portion of the human environment, through dedication to preservation of said openness, in order to enhance urban, suburban, or rural areas, and provide important physical, recreational, conservation, aesthetic, or economic value or assets.~~

~~(1) “Functional open space” means any area of land improved and dedicated for public or private use and designed as an amenity for the benefit of the residents of a development or citizens of the City. Examples include landscaped aesthetic areas, City parks, playgrounds, and ball fields.~~

~~(2) “Natural open space” means any area of land, essentially unimproved and not occupied by structures or manmade impervious surfaces, dedicated or reserved in perpetuity for public or private enjoyment as a preservation of open area.~~

~~(3) “Cluster subdivision open space” means open space, either natural or functional, provided to compensate for the lot size reductions from minimum lot size requirements or increases in overall gross density.~~

~~(4) “Public open space” means open space owned by a public agency, such as the City of Syracuse, and maintained by such agency for the use and enjoyment of the general public.~~

“Open space” means any area of land without human-built structures; such as parks, recreational and natural areas or land not occupied by buildings.

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
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- (D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

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Comment (N.S.): Windowless facades 25 feet or greater in length shall be masked with trees and shrubs.

parking requirements as found in Chapter 10.40 SCC; and

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Planning Commission Meeting

March 17, 2015

EXECUTIVE SUMMARY

Item 4b: Title X code amendments pertaining to Accessory Structures

Please refer to the following documents:

- Recommended Code Amendments by staff
Recommended Code Amendments by Commissioner Rackham

10.30.10

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) No accessory building or structure shall be erected, located, used, or occupied until the erection of the principal use has commenced. No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized applicable easement holder has provided written approval by the Land Use Authority. All accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050 regarding lot and yard regulations for corner lots.

(2) Accessory buildings or structures less than 200 square feet. No aAccessory buildings or structures may encroach into a front or side yard unless if the structure is:

(a) Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure; and

(b) Not taller than 10-12 feet to the peak of the roof structure; and

(c) Concealed or otherwise located behind a privacy fence of at least six feet in height; and

(d) Located at least 10 feet from the primary structure and located at least three-3 feet from any property lines.

(3) Accessory buildings or structures 200 square feet or greater.

(a) Building Permit Required. Accessory buildings of 200 square feet or

greater shall require approval for a minor conditional use permit and issuance of a building permit. Such accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(b) Approval. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:

(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, and easements, and buildings on adjacent properties within 50 feet of the proposed accessory building. Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(c) Design. The design, roof pitch, height, and footprint colors and/or materials of accessory buildings shall blend aesthetically with the principal building's architecture and design, materials.

(d) Setback Requirements. Shown in Exhibit 10.03.10 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:

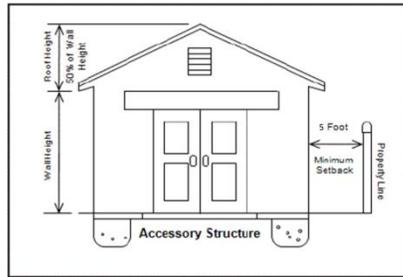
(i) Minimum Setback. In no case shall an accessory building, regardless of size, be any closer than three-five feet to any property line.

(ii) Minimum setback shall increase one foot for every foot over 10 feet in wall height, as measured from the main floor to the top exterior wall plate.

(ii) Walls. Accessory buildings 200 square feet or greater and exceeding 10 feet in height, as measured from the main floor to the top exterior wall plate, shall increase the three foot minimum setback requirement from property line by one foot for every one foot of height above 10 feet.

(e) Roof. Roof Height.— The roof

height on an accessory structure shall not exceed fifty (50%) percent of the wall plate height for a single story structure, as measured from the final grade to the highest point on the roof.



~~that exceeds 50 percent of the wall height, as measured from the top exterior wall plate to the highest point on the roof, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above the 50 percent requirement.~~

(f) Two Story Accessory Structures. Accessory structures which exceed one story in height shall only be permitted as follows:

- (i) Lots greater than 15,000 sq. ft.;
- (ii) A minimum of 10 feet from any rear or side lot line;

(iii) Maximum height shall not exceed the height of the primary dwelling structure, or 30 feet, whichever is less;

(g) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCC 10.30.050.

(D) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure or within six feet of any ~~structure—building~~ 200 square feet or greater. Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height

limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24 inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling. All such pools in any residential zone shall be accessory uses and comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to at least six feet in height to prevent uncontrolled access by children from adjacent properties.

~~(2)~~(3) Hot tubs equipped with a listed safety cover shall be exempt from the fencing requirements.[Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

10.30.50

(F) Installation of landscaping. Within one year of final inspection and or the issuance of a certificate of occupancy, front and side yard landscaping shall be substantially complete upon all residential lots.

10.30.010 Effect of chapter.

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) ~~No accessory building or structure shall be erected, located, used, or occupied until the erection of the principal use has commenced.~~ No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized by the ~~Land Use Authority~~ applicable easement holder through written approval. ~~All accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050 regarding lot and yard regulations for corner lots.~~

Comment [DR1]: Suggest deleting

(b) No accessory building or structure may encroach into a front yard.

(2) Accessory buildings or structures 200 square or less shall comply with the following requirements: or side yard unless the structure is:

(a) Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure; ~~and~~

(b) Not taller than ~~40-15~~ feet; ~~and~~ to the peak of the roof structure

(c) Concealed or otherwise located behind a privacy fence of at least six feet in height; ~~and~~

(d) Located at least 10 feet from the primary structure and located at least three feet from any property lines.

Comment [DR2]: Only 10.30.50 code regarding corner lot was "(7) Corner lots may have one yard, fronting on a street, reduced to 20 feet."

(3) Accessory buildings or structures greater than 200 square feet shall comply with the following requirements: or greater.

(a) Building Permit ~~Required.~~ Requires approval for a minor conditional use permit and issuance of a building permit. Persons desiring to construct

accessory buildings shall make application to the Land Use Authority or designee for minor conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:

(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, and easements, and buildings on adjacent properties within 50 feet of the proposed accessory building.

(ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(b) Size. ~~Such a~~ Accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

~~(b) Approval. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:~~

~~(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, easements, and buildings on adjacent properties within 50 feet of the proposed accessory building. Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.~~

(c) Design. The design, height, and footprint of accessory buildings shall blend aesthetically with the principal building's architecture and design materials.

~~(3) Setback Requirements. Shown in Exhibit 10.30.010 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:~~

~~(d) Minimum Setback. The building shall an accessory building, regardless of size, be any closer at least than three-eight feet to from any property line and primary structure.~~

~~(be) Walls. Accessory buildings 200 square feet or greater and exceeding shall have a minimum exterior wall 10 feet in height, as measured from the main floor to the top exterior wall plate, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above 10 feet.~~

~~(ef) Roof. The roof height, as measured from the top exterior wall plate to~~

the highest point on the roof, on an accessory structure ~~that exceeds~~ shall not exceed 50 percent of the wall height, if residential subdivision building covenants specify minimum above 50%, building covenants may apply. as measured from the top exterior wall plate to the highest point on the roof, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above the 50 percent requirement.

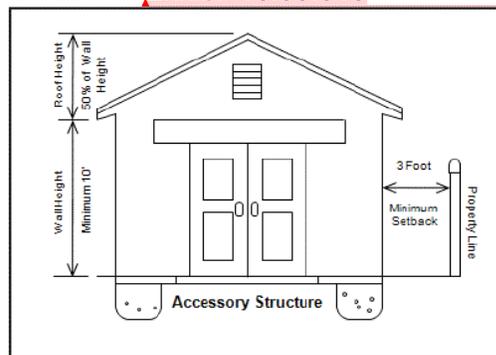
~~(d) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCG 10.30.050.~~

(g) Other Structures. In no case shall an accessory building be constructed within six feet ~~of a primary structure or within six feet~~ of any structure 200 square feet or greater.

(h) Height. Maximum height shall not exceed 30 feet.

Comment [DR3]: Suggest deleting for reasons stated in comment 2 above

Exhibit 10.30.010



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Comment [DR4]: This should be updated or eliminated

D) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over ~~24-48~~ inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

~~(H) All such~~ pools in any residential zone over 24 inches deep shall ~~be accessory uses and~~ comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to no less than at least six feet in height to prevent uncontrolled access by children from adjacent properties.

(3) Hot tubs equipped with a lockable cover safety meeting the ASTM F1346-91 requirements are exempt from the fencing requirement. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

Planning Commission Meeting

March 17, 2015

EXECUTIVE SUMMARY

Completed by Commissioner Ralph Vaughan

Item 4c: Title X Code Amendments to Metal Buildings in the Industrial Zone.

- Metal Building Proposal
-

METAL BUILDINGS IN SYRACUSE

Prepared by Ralph Vaughan 5Dec2014

Proposed:

Option 1: (most restrictive)

"No Metal Buildings"

No pre-fabricated, corrugated metal buildings shall be permitted. Selective use of exterior metal trim, accent panels, and other high tech architectural use of metal, not to exceed __%, shall be permitted.

Option 2: (moderately restrictive)

"Metal Buildings Permitted but With Non-metal Exterior"

All metal buildings must be designed to have an exterior appearance of conventionally built structures. All exterior surfaces must include either, stucco, plaster, glass, stone, brick or decorative masonry.

Option 3: (somewhat restrictive)

"Metal Buildings Permitted with Non-metal Front Facade"

Any exterior wall of a metal building fronting upon any public or private street, or facing open space or residential areas shall have the appearance of a conventionally built structure.

Option 4: (least restrictive)

"Metal Buildings Subject to Special Use Permit"

Buildings constructed with a metal exterior are permitted subject to granting of a special use permit. No special use permit for a metal building shall be granted unless the Planning Commission makes the finding that the design and exterior architectural treatment of each metal building is compatible with the surrounding area and with buildings constructed with other materials.

Option 5: (no restrictions)

"Metal Buildings Allowed"

Selected Comments from Other Cities' Ordinances:

Farmington

Exterior materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Buildings shall be designed in a compatible architectural style, and should incorporate the same materials, colors, and landscaping as the primary development.

Layton

Masonry will be required on the exterior of all developments. The minimum area (A) of masonry required (measured in square feet) will be determined by multiplying the outside perimeter (P) by 4 feet of the foundation as follows:

$$P \times 4 = A$$

Alternative materials other than masonry may be used with the approval of the Planning Commission only upon the Commission finding that the proposed building design will create a more attractive project.

Ogden

A building with architectural metal as an exterior material may be permitted without Planning Commission approval if the building facade has a minimum of 60% glazing, or glass, on the facade and the metal enhances the design and provides interest. If architectural metal is to be used as an exterior building material on a building facade with less than 60% glazing, the Planning Commission may review and approve the application if the building has at least 20% glazing and meets the requirements of having two or more different types of architectural metals, staggered rooflines and flat cornices, and has varying depths along the facade.

(Note: Up until 2000, metal buildings were specifically disallowed as a primary building material.)

Roy

Exterior materials shall be compatible with those predominantly used in the surrounding area.

The following materials are prohibited for use on exterior walls:

Unfinished block, unfinished concrete, materials not typical of buildings located within Roy.

Metal buildings shall be prohibited in all commercial zones. Metal buildings in the manufacturing zone may be considered with the incorporation and addition of other building materials such as masonry, stone, stucco, or other non-metal treatments.

Taylorville

The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.

West Valley

No more than 50% of any exterior wall of a commercial building exterior can be metal except as provided below.

At least 50% of the primary facade of any commercial building must be masonry. All other facades of the building must be 35% masonry. For the purposes of this section, masonry shall include stucco, stone, brick and concrete block, Unfinished or gray concrete block is excluded.

Commercial buildings that exceed the building relief, building design and roof treatment minimum standards by at least one treatment may use more than 50% metal or less than required masonry.

Woods Cross

Building exterior materials visible from the public road shall be 85% brick, stone, stucco, glass, colored decorative rock or stone aggregate. Building exterior materials not visible from the public street shall in the least case be painted or covered with a brick veneer or stone aggregate.

Metal buildings may be permitted if the exterior building materials standards and other requirements and the building is approved by the Planning Commission. In determining whether or not a particular metal building is acceptable, the Planning Commission shall consider the following factors:

- a) the visibility of the site from the neighboring residential uses and adjacent streets;
- b) the degree to which the proposed finishes are compatible with the appearance of neighboring industrial structures and uses;
- c) the location of the proposed finishing materials on the building;
- d) the degree to which a particular metal material may be shielded by landscaping or some other feature.



Planning Commission Meeting

March 17, 2015

EXECUTIVE SUMMARY

Item 4d- Title X code amendments pertaining to the Land Use Matrix.

Please refer to the following documents:

- Proposed code amendments

