



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 McCuiston

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

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



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		
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



SYRACUSE
EST. CITY 1935

Planning Commission Meeting

March 17, 2015

EXECUTIVE SUMMARY

Item 4b: 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.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

~~(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.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The developer shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and 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 ~~or common~~ space around or adjacent to building lots and and common space 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 ~~these open the common~~ 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.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [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 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [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 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments; on additional off-stree parking shall be provided for each 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.]

10.75.090 Signs.

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.]

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

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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.]

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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.

(A) Density: ~~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(6) dwelling units per net gross acre, without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

- ~~(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

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

(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 structure~~single 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.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and

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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.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [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 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [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 § 10-15-070.]

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.]

10.75.090 Signs.

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 4c. 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:

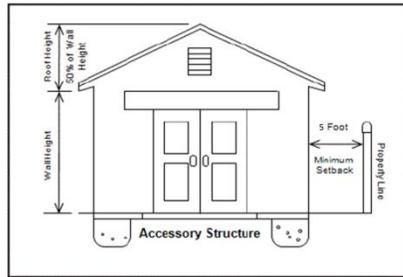
(i) Minimum Setback. In no case shall an accessory building, regardless of size, be any closer than three-five feet to any property line.

(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.

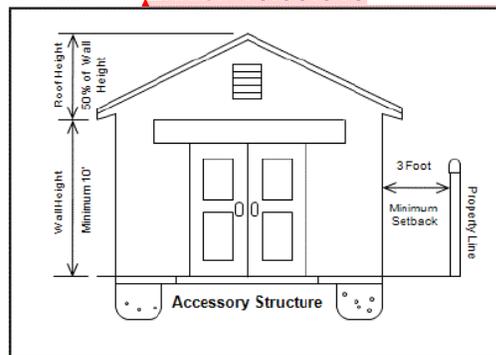
~~(d) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCG 10.30.050.~~

(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

