

ORDINANCE NO. _____

**AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING TITLE 17 OF THE
FARR WEST CITY MUNICIPAL CODE**

WHEREAS, the Farr West City Council finds it is necessary to improve, clarify and better define the city’s zoning requirements.

NOW THEREFORE, it is hereby ordained by the Farr West City Council that Title 17 of the Farr West City Municipal Code be amended as follows:

Section 1. Chapter 17.12.010, CHANGES AND AMENDMENTS, is deleted in its entirety and a new Chapter 17.12.010 is adopted to read as follows:

17.12.010: CHANGES AND AMENDMENTS:

A. This zoning ordinance, including the official zoning map, may be amended from time to time by the city council after holding a public hearing. Notice shall be posted in the city at least fifteen (15) days prior to the time and place of such hearing. All proposed amendments shall be posted with the required notice. All proposed amendments shall be first proposed by the planning commission or shall be submitted to the planning commission for its recommendation which shall be returned to the city council for its consideration within thirty (30) days. Failure by the planning commission to take action on the proposed amendment within the prescribed time shall be deemed approval by the commission of the proposed change or amendment. The city council may overrule the planning commission’s recommendation by a majority vote of its members.

B. A property owner or owners may request a zoning change by completing and submitting to the City Recorder, along with the required fee, an Application for Rezoning Real Property. A complete legal description of the property proposed to be rezoned and a list of all adjacent property owners within three hundred feet (300’) of the property proposed for rezone and their addresses, must be included in the application. The city will notify these property owners of the proposed rezone.

Section 2. Chapter 17.20.030, PERMITTED NONCONDITIONAL USES, is deleted in its entirety and a new Chapter 17.020.030 is adopted to read as follows:

17.20.030: PERMITTED NONCONDITIONAL USES:

"Permitted Non-conditional Uses for All Residential Zones" as defined in chapter 17.44.170 of this title.

Section 3. Chapter 17.20.040, PERMITTED CONDITIONAL USES, is deleted in

its entirety and a new Chapter 17.20.040 is adopted to read as follows:

17.20.040: PERMITTED CONDITIONAL USES:

"Permitted Conditional Uses for All Residential Zones" as defined in chapter 17.44.180 of this title.

Section 4. Chapter 17.20.050, SITE DEVELOPMENT STANDARDS, is deleted in its entirety and a new Chapter 17.20.050 is adopted to read as follows:

17.20.050: SITE DEVELOPMENT STANDARDS:

"Site Development Standards for All Residential Zones" as defined in chapter 17.44.190 of this title.

Section 5. Chapter 17.20.060, SPECIAL PROVISIONS, is deleted in its entirety and a new Chapter 17.20.060 is adopted to read as follows:

17.20.060: SPECIAL PROVISIONS:

"Special Provisions for All Residential Zones" as defined in chapter 17.44.200 of this title.

Section 6. Chapter 17.24.020, FRONTAGE, is deleted in its entirety and a new Chapter 17.024.020 is adopted to read as follows:

17.24.020: FRONTAGE:

Frontage is defined in chapter 17.24.060 of this title.

Section 7. Chapter 17.24.030, LOT SIZE, is deleted in its entirety and a new Chapter 17.24.030 is adopted to read as follows:

17.24.030: LOT SIZE:

Lot Size is defined in Chapter 17.24.060 of this title.

Section 8. Chapter 17.24.040, PERMITTED NONCONDITIONAL USES, is deleted in its entirety and a new Chapter 17.24.040 is adopted to read as follows:

17.24.040: PERMITTED NONCONDITIONAL USES:

"Permitted Non-conditional Uses for All Residential Zones" as defined in chapter 17.44.170 of this title.

Section 9. Chapter 17.24.050, PERMITTED CONDITIONAL USES, is deleted in its entirety and a new Chapter 17.24.050 is adopted to read as follows:

17.24.050: PERMITTED CONDITIONAL USES:

"Permitted Conditional Uses for All Residential Zones" as defined in chapter 17.44.180 of this title.

Section 10. Chapter 17.24.060, SITE DEVELOPMENT STANDARDS, is deleted in its entirety and a new Chapter 17.24.060 is adopted to read as follows:

17.24.060: SITE DEVELOPMENT STANDARDS:

"Site Development Standards for All Residential Zones" as defined in chapter 17.44.190 of this title.

Section 11. Chapter 17.24.070, SPECIAL PROVISIONS, is deleted in its entirety and a new Chapter 17.24.070 is adopted to read as follows:

17.24.070: SPECIAL PROVISIONS:

"Special Provisions for All Residential Zones" as defined in chapter 17.44.200 of this title.

Section 12. Chapter 17.28, R-1-15 RESIDENTIAL ZONE, is deleted in its entirety and a new Chapter 17.28 is adopted to read as follows:

Chapter 17.28
R-1-15 RESIDENTIAL ZONE

17.28.010: GENERAL OBJECTIVES AND CHARACTERISTICS:

17.28.020: PERMITTED NONCONDITIONAL USES:

17.28.030: PERMITTED CONDITIONAL USES:

17.28.040: SITE DEVELOPMENT STANDARDS:

17.28.050: SPECIAL PROVISIONS:

17.28.010: GENERAL OBJECTIVES AND CHARACTERISTICS:

The general objective of the R-1-15 zone is to establish a zone characterized by lots used for residential, single-family dwellings. The purpose of this zone is to provide the opportunity for the development of land for higher density housing.

17.28.020: PERMITTED NONCONDITIONAL USES:

"Permitted Non-conditional Uses for All Residential Zones" as defined in chapter 17.44.170 of this title.

17.28.030: PERMITTED CONDITIONAL USES:

"Permitted Conditional Uses for All Residential Zones" as defined in chapter 17.44.180 of this title.

17.28.040: SITE DEVELOPMENT STANDARDS:

"Site Development Standards for All Residential Zones" as defined in chapter 17.44.190 of this title.

17.28.050: SPECIAL PROVISIONS:

"Special Provisions for All Residential Zones" as defined in chapter 17.44.200 of this title.

Section 13. Chapter 17.30, R-1-22 RESIDENTIAL ZONE, is repealed and deleted in its entirety.

Section 14. Chapter 17.44, DESIGN AND USE REGULATIONS GENERALLY, is amended by the addition of the following sections:

17.44.160: LANDSCAPING REQUIREMENTS

All required setbacks and areas not used for a building, parking or access are required to be landscaped before occupancy of the building or site is allowed except for single family homes. If occupancy is to occur during the winter months then the landscaping must be installed before the beginning of the upcoming June. For single family homes the front yard area is required to be landscaped within (12) months of occupancy. If a building or site, including single family homes, is built and suitable for occupancy but not yet sold or rented the builder is responsible for landscaping per this chapter.

Suitable landscaping may include plants, shrubs, trees, lawn, xeriscaping or similar landscaping materials that are common to and fit the character of the surrounding neighborhood.

17.44.170: PERMITTED NONCONDITIONAL USES FOR ALL RESIDENTIAL ZONES

Permits for the following buildings, structures and uses of land shall be authorized in the all residential zones:

Agricultural production buildings and uses.

Buildings and uses commonly and customarily associated with residential uses including, but not limited to: fences, garages, tool and yard maintenance equipment sheds, swimming pools, arbors, gazebos and similar structures and use and development requirements.

Household pets; no more than two (2) each.

"Residential facility for elderly persons" as defined in chapter 17.08.010 of this title.

"Residential facility for persons with a disability" as defined in chapter 17.08.010 of this title.

Single-family detached houses.

17.44.180: PERMITTED CONDITIONAL USES FOR ALL RESIDENTIAL ZONES

Permits for conditional uses shall be authorized only after approval thereof has been given by the city council upon recommendation by the planning commission.

The planning commission's review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs.

In making a recommendation on conditional uses the planning commission shall consider the existing zoning, use of the surrounding property, the present and future requirements for street, off street parking and off street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities and other public requirements.

The city council, upon recommendation from the planning commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses may include, but are not restricted to, the following:

Athletic fields and swimming areas (other than private residential swimming pools).

Churches.

Parks and playgrounds.

Schools, both public and private.

17.44.190: SITE DEVELOPMENT STANDARDS FOR ALL RESIDENTIAL ZONES

A. Single-Family Dwellings:

Zone	A-1	A-1-R	R-1-15
Minimum Lot Area	43,560 sq./ft.	43,560 sq./ft.	15,000 sq./ft.
Minimum Lot Width measured at a distance of thirty feet (30') back from the front property line.	150'	115'	100'
Minimum Lot Width For Corner Lots (on both sides facing street)	150'		115'
Minimum Setbacks From Property Line			
Setback is measured from the foundation wall, carport support posts or the edge of a double wide parking pad.			
Zone	All Residential Zones		
Side Total	24'		
Side Minimum	10'		
Interior Side (Corner)	15'		
Front: City Road	30'		
Front: State Road	40'		
Rear	30'		
Side Facing Street (Corner)	30'		
Rear (Corner)	15'		
Height Of Buildings			
Minimum Height	8' or one story, whichever is greater		

Maximum Height	35'
Size Of Buildings	The ground floor area of any single-family dwelling shall be not less than nine hundred (900) square feet for multilevel housing and one thousand two hundred (1,200) square feet for rambler style housing exclusive of open porches, carports and garages.

B. Accessory Buildings:

Minimum Setbacks	All Residential Zones
Front or side facing street: City Road	30'
Front or side facing street: State Road	40'
Rear	4'
Side	4'

C. Additional Accessory Building Requirements:

In no case may an accessory building cover more than thirty percent (30%) of a rear yard or extend beyond property lines.

Carports and other detached accessory buildings not having walls shall follow the defined minimum setbacks.

Accessory buildings built forward of the rear build line of the main dwelling, in order to reflect the design and character of the existing neighborhood, shall be similar to or of the same type and appearance as those commonly found in the residential zone where the facility sits. Minimum Setbacks shall be maintained either between buildings or from property line.

D. Main Buildings Other Than Dwellings:

Minimum Setbacks From Property Line	
Zone	All Residential Zones
Side Total	24'
Side Minimum	10'
Interior Side (Corner)	15'
Front: City Road	30'

Front: State Road	40'
Side Facing Street (Corner)	30'
Rear	10'
Rear (Corner)	10
Height Of Buildings	
Minimum Height	8' or one story, whichever is greater
Maximum Height	35'

17.44.200: SPECIAL PROVISIONS FOR ALL RESIDENTIAL ZONES

The following special provisions shall apply in all residential zones:

- A. The yard space around buildings and structures shall be kept free of refuse and debris.
- B. All structures requiring utilities, including water (both culinary and secondary), electricity, gas and sewer, shall be serviced by an entity providing that particular utility or service to Farr West City.
- C. Off Street Parking: Off street parking shall be provided and maintained as required under off street parking requirements in this title.
- D. The front yards of all lots on which buildings are located shall be landscaped. See chapter 17.44.160: LANDSCAPING REQUIREMENTS.
- E. Miscellaneous: See chapters 17.44.130 through 17.44.150 of this title.

Section 15. This ordinance shall take effect upon its adoption and publication or posting by the City Council of Farr West City, Utah this _____ day of _____, 2014

MAYOR

ATTEST:

CITY RECORDER