



City Council Work Session

8.16.2016

Discussion on Title 11, Yard and Setback Requirements

Historical Consideration continued:

- ▶ 2009 Zoning Ordinance/Regulations (R-1 zones):
 - ▶ Must be in the rear yard
 - ▶ Set back from the rear of the main structure
 - ▶ 1. Accessory buildings up to ten feet (10') in height shall be located at least two feet (2') away from any side or rear property line.
 - ▶ 2. Accessory buildings between ten feet (10') and twenty feet (20') in height shall be located at least eight feet (8') from any side or rear property line
 - ▶ Exceptions:
 - ▶ Projection into respective yards:
 - ▶ No more than 3 feet from the side yards
 - ▶ No more than 15 feet from the rear yards
 - ▶ Carports
 - ▶ Porte-cochere (typical with courtyards)
 - ▶ Patio covers
 - ▶ Decks
 - ▶ Height Regulations
 - ▶ No accessory building shall exceed 20 ft. or the height of the main building, which ever is lower.

Discussion:

▶ Discussion:

- ▶ Clearfield's setbacks have changed over time. Most recent changes occurred 2009.
- ▶ Current regulations
 - ▶ 3 or 8 feet from rear and side property lines
 - ▶ Up to 10', not to exceed 20'
 - ▶ Design regulations are included

▶ Citizen Concerns:

- ▶ 10 feet is limiting and inconsistent with surrounding cities
- ▶ 3 to 8 feet is extreme, setback should be reduce and consist of one distance regardless of height and be similar to surrounding cities
- ▶ Prior ordinance language allowed for
 - ▶ Taller structures
 - ▶ Reduced distance from side and rear property lines

Considerations, continued:

▶ Consideration

- ▶ No change to the accessory ordinance:
 - ▶ Height of building regulated by <10>
 - ▶ Less than 10 feet could be 3 feet from the property line
 - ▶ Greater than 10 would be 8 feet from the property line
 - ▶ Accessory buildings shall be built with a finished, all weather exterior material. Detached garages and carports shall be finished to match the exterior of the main building.
- ▶ Reduction in side and rear yard setback
 - ▶ Parcel by parcel analysis to avoid continued or new violations for setbacks
 - ▶ Reduce setback to smallest allowed distance and allow for incremental increases based on max height for building
 - ▶ Disallow development in easements, unless approval granted from utility provider
 - ▶ Eaves and other overhangs regulated - distance from property lines and/or accessory buildings
- ▶ Change minimum height for setback of accessory buildings
 - ▶ Define height measurement in code (midpoint or ridgeline).
 - ▶ Allowable height - not to exceed height of main building
 - ▶ Allow height to increase as setback increase, limited by main building height
- ▶ Require conditional use permits for all accessory buildings over a certain SF.
 - ▶ Impose regulations as dictated by Commission or adopted standards