



ENVISION ESTATES PRODUCT



These elevations are an example of the styles we will be building in this community.

COTTAGE PLANS (32'wide) ENVISION ESTATES PRODUCT





These elevations are an example of the styles we will be building in this community.

SMALL SINGLE FAMILY PLANS (44'wide) ENVISION ESTATES PRODUCT





These elevations are an example of the styles we will be building in this community.

TYPICAL LOT - STREET VIEW ENVISION ESTATES PRODUCT





These elevations are an example of the styles we will be building in this community.

TYPICAL LOT - STREET VIEW ENVISION ESTATES PRODUCT



SINGLE-FAMILY RESIDENTIAL TRANSITION OVERLAY (SFRTO) ZONE

SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE PURPOSE. An overlay district is intended to provide different and/or supplemental regulations or standards from the underlying zoning district necessary to address certain geographic features, land uses, or desired outcomes. The purpose of the Single Family Residential Transition Overlay (SFRTO) Zone is to serve as a transition between medium-density Single-Family Residential Zones (R1-8, R1-10, R1-12) and multifamily residential, mixed use, or commercial zones (RM-8, RM-16, MU, CD, CG, CH, CN). This is achieved by accommodating a variety of single-family, patio home, and/or cottage home residential uses at densities higher than the underlying residential zone and lower than multifamily residential zones.

- A. The SFRTO Zone supports the development of areas with a residential character comparable to that of a single-family residential area, and is intended to promote, stabilize, and protect an environment suitable for family life.
- B. A development master plan will be required for developments in this zone.

SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE USES. The underlying zoning district of the SFRTO Zone is the existing Single-Family Residential Zone of the development and all of the land uses shall remain the same as contained in Title I Chapter 1.07 of the Tremonton City Land Use Code for the R1-8, R1-10, or R1-12 Zoning District. Whenever there is an explicit conflict between the regulations of the underlying residential zone district and the SFRTO Zone uses, this section shall control. If there is an explicit conflict between the Development Agreement and the SFRTO Overlay Zone, the Development Agreement shall control.

SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE LOT REGULATIONS. This Section shall apply to all principal structures and accessory structures within the SFRTO Zone.

SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE LOT REGULATIONS	
LOT AREA REGULATIONS: Minimum Lot Area in square feet in the Single Family Residential Transition Overlay Zone:	
Patio/Cottage Homes:	4,000 ¹
Small Single-Family Lots:	5,000 ¹
MAXIMUM DENSITY: The maximum number of dwelling units per acre.	9
FRONTAGE REGULATIONS: Minimum Frontage in feet for any lot in the Single Family Residential Transition Overlay Zone. Except as modified by a Site Plan approval. (<i>Cul-de-sac, irregular shaped lots, etc.</i>)	45
FRONT YARD SETBACK REGULATION: Minimum set back in feet for the Front Yard for structures in the Single Family Residential Transition Overlay Zone.	≥20 ²
Corner Lots from both streets:	20
REAR YARD SETBACK REGULATIONS: Minimum set back in feet for the Rear Yard in Single Family Residential Transition Overlay Zone.	15 ³
Accessory Structures:	3
SIDE YARD SETBACK REGULATIONS: Minimum Side Yard setback in feet for structures in Single Family Residential Transition Overlay Zone.	5
Total width of the two (2) side yards required shall equal:	10
Accessory Structures:	3
HEIGHT REGULATIONS⁴: Maximum Height for all buildings shall be, in feet:	
Main/Primary structure:	35
Accessory Structures:	18
Maximum number of stories in a Main/Primary structure:	2

¹ Note: Lot Regulation based on lot configuration and placement of structures on property as approved through the Site Plan approval process. A minimum of 25 percent of lots shall be Small Single-Family, mixed variably at random within the subdivision.

² Note: Front setbacks shall be varied, with 30 percent of structures being setback a minimum of 25 feet, in groups of two to three placed at random within the subdivision.

² Note: For lot layouts with detached or alley access garages, a minimum rear-yard setback of 25 feet is required.

⁴ Note: Exceptions to Height Regulations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flag poles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures may be erected above the height limit herein prescribed. But no space above the height limit for residential purposes shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other Ordinance or regulation of Tremonton City. Public Buildings, Utility Buildings, and Multi-Family Dwellings when authorized in a district, may be erected to a height greater than the district height limit by Site Plan approval.

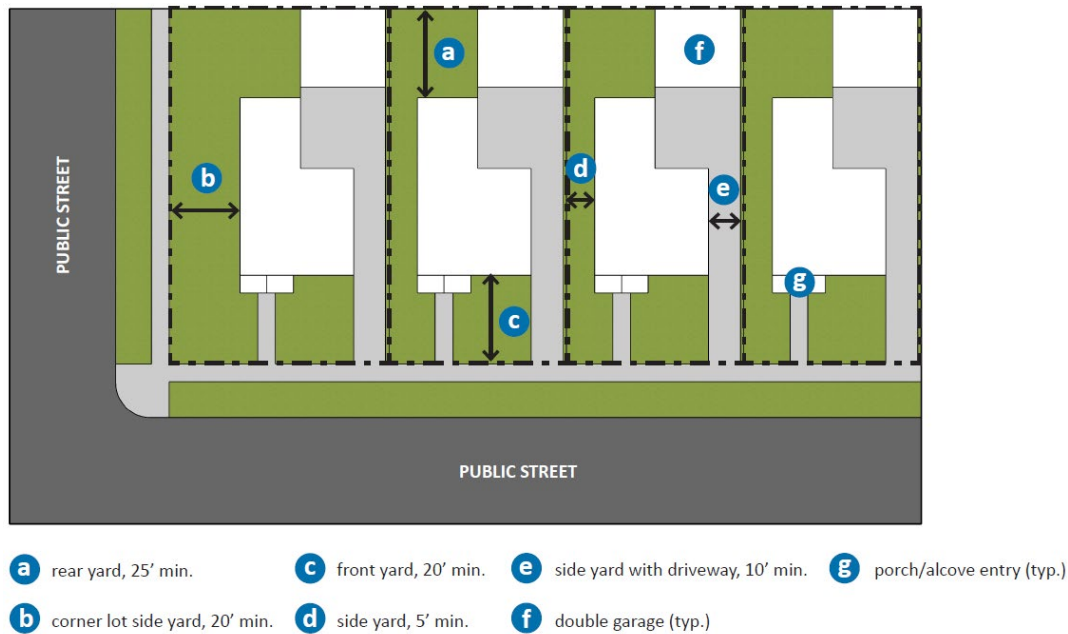


Figure 1: Sample home layout diagram with detached two-car garage located at the rear of lot; a side yard driveway provides vehicular access from the street

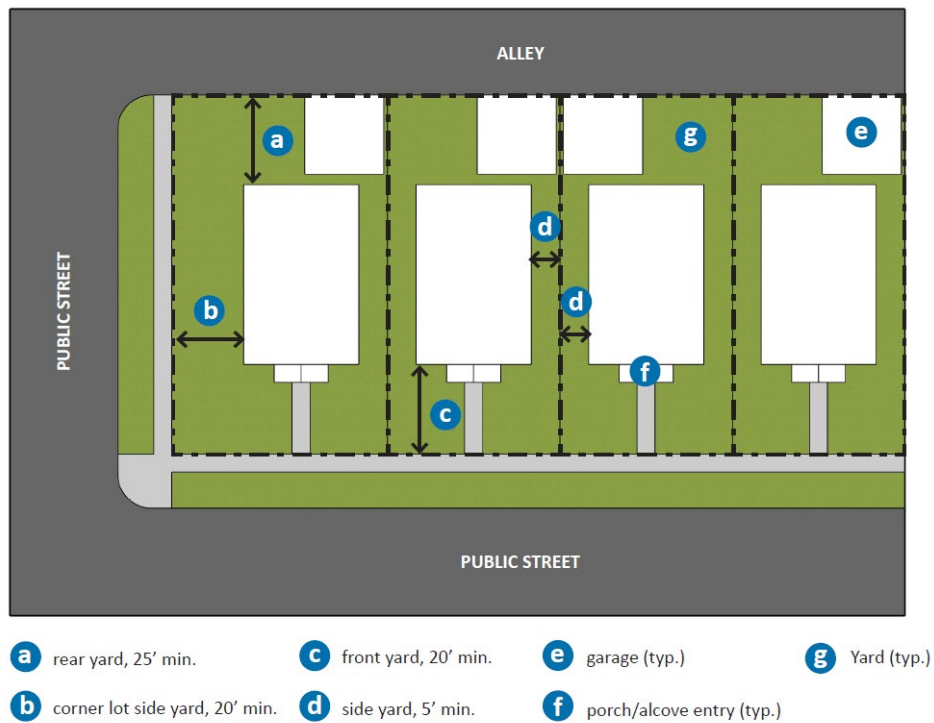


Figure 2: Sample home layout diagram with detached garage located in rear of lot with direct alley access

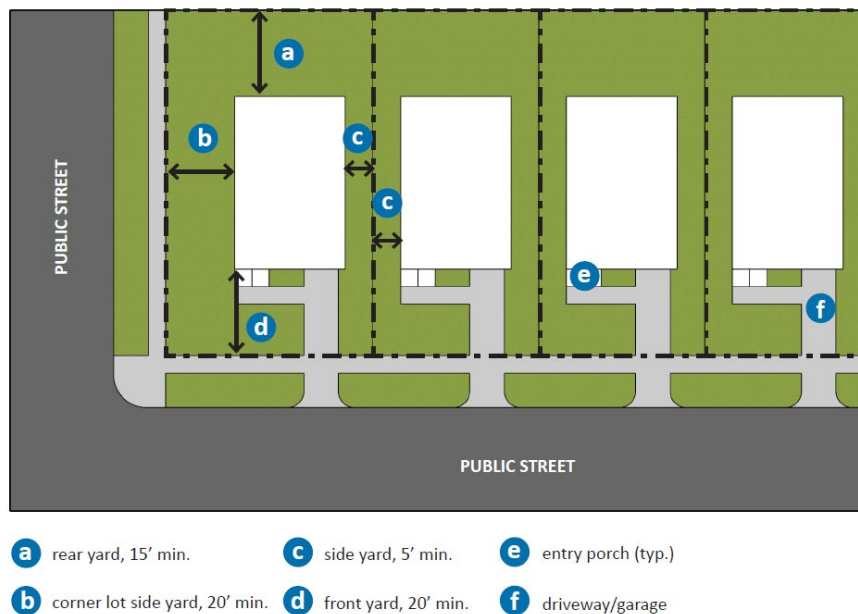


Figure 3: Sample home layout diagram with attached garage at the front of building and street access

SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE HOUSING TYPE LOCATION AND DENSITY. The housing type within the SFRTO Zone shall be Small Single-Family and Patio/Cottage single-family homes, with a minimum of 25 percent of the lots to be Small Single-Family. The maximum density of the Single Family Residential Transition Overlay Zone is nine (9) dwelling units per acre net density.

SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE DEVELOPMENT STANDARDS.

- A. **Development Master Plan.** In addition to the other requirements of this Chapter, an application for development in the SFRTO Zone shall be accompanied by a development master plan, that clearly demonstrates that:
- i. the development will be built with a consistent, but not necessarily uniform, character and compatible architectural styles;
 - ii. overall control during the development process by a single development entity;
 - iii. design and implementation guidelines to ensure the overall vision is captured and maintained.
- B. **Architectural and Design Standards.** The following design materials and features are required and shall appear on the Development Master Plan:
- i. a variety of one-story and two-story floor plans.
 - ii. high-quality exterior materials featuring a combination of at least 2 of the following materials: stone, brick, engineered wood siding, or cement/composite fiberboard (which may be used as 2 separate materials if styles are clearly distinct either in orientation, design or texture), covering at least 60% of all exterior surfaces visible from a public street; a single aforementioned material may be used if it covers 100% of the street-facing façade; the remainder of the rear surfaces may be composed of a single material such as EIFS or similar material.
 - iii. a variety of exterior paint/material colors and textures, preventing a uniform or “cookie cutter” appearance
 - iv. inclusion of front-facing architectural features such as dormers, front porches, awnings, alcoves, decorative covered door stoops, and similar features. Front doors/main entrances shall face the front yard; main entrances that face a side yard are prohibited.
 - v. varied rooflines, which includes but is not limited to having multiple gables extending above the eaves, that there be varied roofline heights between units and gable roofs.
- C. **Garages.** All units in this zone shall have a completely enclosed two-car or one-car garage. Garages may be incorporated into the main dwelling or may be built as a detached accessory building. Where built as an accessory building, the garage shall meet all requirements of this title for accessory buildings and shall be constructed of the same materials required for the main building and with the same architectural theme.
- D. **Parking Access – Driveways.** All driveways in this zone shall meet the following minimum requirements:
- i. Attached Garage Facing Street: Minimum width equal to opening of garage.
 - ii. Sole Use Driveway to Detached Garage in Rear Yard: Minimum width of ten feet.
 - iii. Common Use Driveway or Accessway (Alley) to Attached or Detached Garage(s) in Rear of Residential Unit: Minimum width of 24 feet; or wider as required to meet fire safety requirements and efficient and safe flow of vehicular and pedestrian traffic.
- E. **Landscaping, Buffering, and Fencing.** Landscaping and fencing shall be provided per the requirements of Chapter 1.18 Landscaping, Buffering, and Fencing Regulations. The Developer shall install street trees in the park strip with an irrigation source in accordance with Public Tree Ordinance (Chapter 8-700) of the Tremonton City Revised Ordinances.
- F. **Park and Trails Improvements.** The Developer shall either construct park and trail improvements as part of the City’s park and trails system in accordance with City standards, or pay a fee-in-lieu to the City for system-wide improvements. These improvements/fees shall be determined as part of the Development Master Plan and included in the Development Agreement.
- G. **Other Rules.**
- i. The DRC or Planning Commission may require engineering studies or other studies to ensure compliance with, and mitigation of, health, safety, and welfare concerns.