

Planning Commission Staff Report

File # 1Z24 – DCA-000420-2024

**Public Hearing and Recommendation to the City Council
for a Zoning Text Amendment to Taylorsville Municipal
Code Section 13.20.020, Amending Minimum Front
Setbacks for Corner Lots and Lots in the Single-Family
R-1-7 Zone.**



Department of Community Development

Date:	March 21, 2024
Meeting Date:	March 26, 2024
Agenda Item:	Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Taylorsville Municipal Code Section 13.20.020, Amending Minimum Front Setbacks for Corner Lots and Lots in the Single-Family R-1-7 Zone.
Subject Property Address:	City-wide
Applicant:	Daniel Balsam on behalf of Alpine Homes
Applicant Agent:	n/a
Author:	Terryne Bergeson, Planner I
Parcel #:	n/a
Applicable Ordinances:	Chapter 13.20
Agenda Item #:	3

Attachments:

Exhibit A: Applicant Written Request

Exhibit B: Subject Property Site Plan

Exhibit C: GT Estates- Build-to Lines, Clear-view Triangle, Current vs. Proposed Standards

Exhibit D: Example R-1-6 Property- Clear-view Triangle, Current vs. Proposed Standards

Exhibit E: Example R-1-7 Neighborhood- Existing Front Setbacks

Exhibit F: R-1 Setback Standards Prior to 2012

Exhibit G: Proposed Text Amendment (redline version)

Summary

Daniel Balsam, on behalf of Alpine Homes, has submitted a request for a zoning text amendment to Section 13.20.020 of the Taylorsville Land Development Code, specifically related to the “side A” front setbacks for corner lots. The proposed amendment will change the 30-foot front “side A” setback across all single-family zones to be the same as front setbacks for interior lots of the same zoning designation.

During the review it was noted that lots with the R-1-7 zoning designation are subject to the same front setbacks as 8,000 to 40,000+ square foot lots but have less buildable area. The proposal also includes an amendment to reduce the minimum front setbacks for lots zoned Single-Family R-1-7.

Background

Corner Lots

Alpine Homes is developing the 8-lot GT Estates subdivision at approximately 4900 S 3200 W in Taylorsville, Utah. Lot 1 is a corner lot that fronts on the new street leading into the development. A building permit application is in review to confirm compliance with all building and planning standards. For the planning review, the submitted site plan does not meet setback standards for corner lots and resubmissions have been required. The builders have expressed that, due to the increased restriction for the corner lot, the planned home will not fit in the permitted building envelope and will require reductions to the area of the home. The developers have submitted a text amendment application (request, Exhibit A).

There are currently two building permits for new single-family home construction on hold pending resubmissions that meet corner lot standards. Both homes will be on R-1-6 lots and are subject to setbacks 5-10 feet greater than neighboring lots. The difference of 5-10 feet can require significant reductions in building envelopes when developing on these smaller lots. In the case of Lot 1 in GT Estates, the setback reduces the footprint of the area dedicated to livable space by approximately 270 square feet.

R-1-7

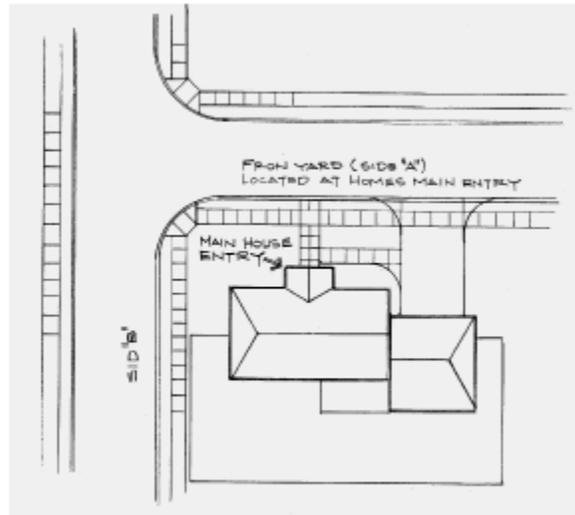
As stated in the summary, during the review of the Table of Setbacks, staff realized that the front setbacks for R-1-7 zones are the same as those for large estates, but that the size of lots and scale of development is comparable to that in R-1-6 and 5 zones. The proposed amendment includes changes that reduce the front setbacks for R-1-7 lots to match those for lots of similar size.

Analysis

Corner Lots

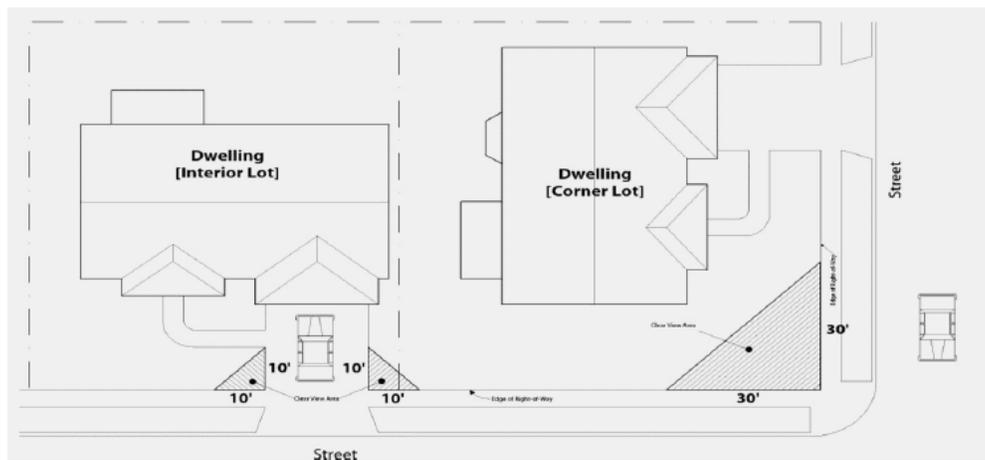
Staff reviewed homes in R-1-5 and 6 zones and found that many existing homes on corner lots built under previous zoning codes do not meet the minimum 30 feet setback for front side A. Staff reviewed the previously adopted code (Exhibit F). Prior to 2012 corner lot homes had no additional restrictions for the main front entrance side (“side A” in current code). Corner lots were required to have a minimum 20 feet setback on the side yard

fronting the public street ("side B" in current code). When the development code was updated in 2012 front side A and B designations were created and a front side A setback of 30 feet imposed on all corner lots in all zones. No changes are proposed to the front "side B" setback.



Taken from [Section 13.20.020 Table of Setbacks](#)

Section 13.02.120 provides standards for the sight visibility triangle, that no structures exceeding 3 feet in height may be placed within the visibility triangle (below). Analysis of existing conditions and site plans associated with two active building permit applications on corner lots show that the proposed amendment will not permit structures to encroach into the clear view triangle (Exhibit C, D).



Taken from [Section 13.02.120: Clear View of Intersecting Streets](#)

R-1-7

Construction and developable area for R-1-7 lots is similar in scale to that in R-1-6 and R-1-5 zones. 7,000 square foot lots have a limited buildable area, yet the current minimum front setback standards are the same as those for lots with 8,000 square feet or more (R-1-8 to R-

1-40 zones). Exhibit G includes an amendment reducing the minimum front setbacks for R-1-7 zones to the same setback standards already in place for lots with 6,999 square feet or less. The reduction also provides the same setback and buildable area that was permitted under the previous code. This will give legal status to current “legal nonconforming” homes built prior to 2012, removing potential barriers for improvements.

Conclusion

Overall, adoption of the proposed amendments will allow more buildable area for corner lots, particularly on smaller lots with the R-1-5, -6 and -7 zoning designations. The change will not permit structures to encroach into the sight visibility triangle and will allow the ability for more uniform build-to lines in these developments. Additionally, the changes will grant a legal status to homes on corner lots and in the R-1-7 zone that were built under the pre-2012 Taylorsville Development Code, enabling more residents to make upgrades to their previously legal nonconforming homes.

Public Comment

A public notice was posted on the city website on Friday, March 15, 2024. No comments were received.

Findings

1. The application was initiated by Daniel Balsam, Alpine Homes.
2. The proposed text amendment will:
 - a. Amend the front side A setbacks for corner lots in single-family R-1 zones from 30 feet to the same minimum front setback as interior lots with same zoning designation.
 - b. Reduce the minimum front setback for lots in the single-family R-1-7 zone.
3. Adoption of the proposed standards will apply to properties city-wide.
4. The City Council is the final decision-making body for a text amendment to the Taylorsville Municipal Code.

Staff Recommendation

Staff recommends the Planning Commission forward a positive recommendation to the City Council for File # 1Z24 – DCA-000420-2024, a zoning text amendment to Taylorsville Municipal Code Section 13.20.020, amending minimum front setbacks for corner lots and lots in the Single-Family R-1-7 zone, as specified in Exhibit G of this staff report.

Recommended Motion

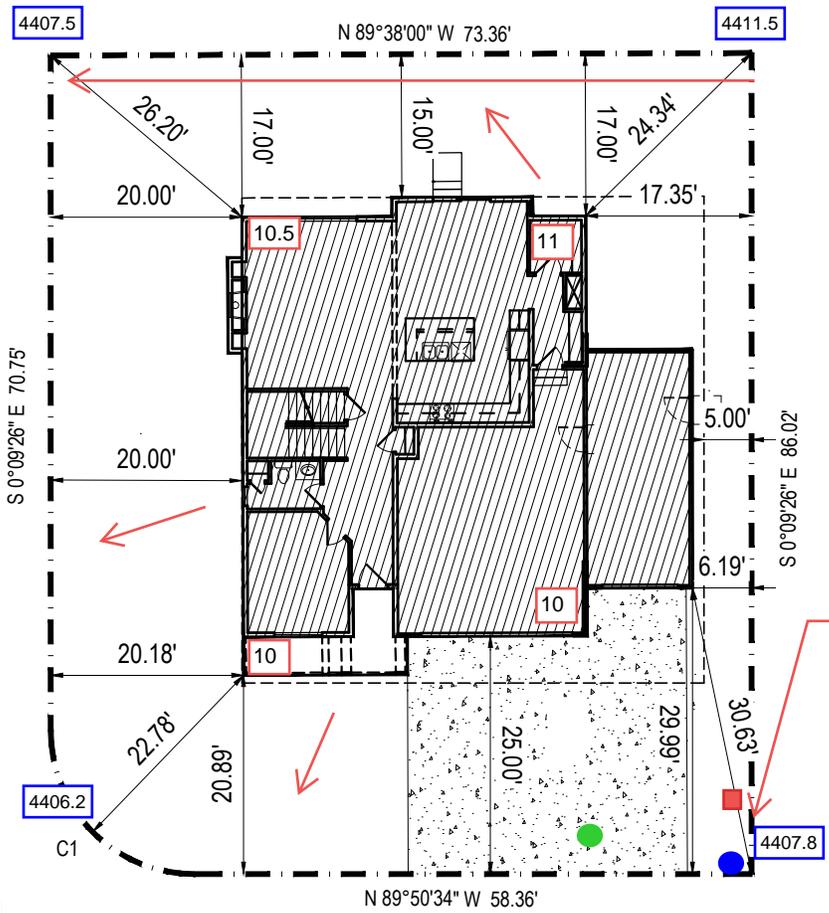
I move that we send a positive recommendation to the City Council for File # 1Z24 – DCA-000420-2024, a zoning text amendment to Taylorsville Municipal Code Section 13.20.020, amending minimum front setbacks for corner lots and lots in the Single-Family R-1-7 zone, as specified in Exhibit G of this staff report.

Exhibit A: Applicant Written Request

We are looking to proceed with a code amendment to revise the corner lot front setback to reflect 20' instead of the 30' currently in code. With an increased corner lot street side setback it keeps all structures out of the sight triangle regardless of the front setback. Currently the 30' front corner lot setback pushed the house further back on the lot and does not create unity in the community with having different front lot setbacks. With the larger street side setback preventing sight triangles from being encroached upon there is no reason for code to prescribe this. The intent of the text amendment is to provide a better product for the end user while creating harmony in the community.

Exhibit B: Subject Property Site Plan

- Water
- Sewer
- Power



Top of wall: 4412
4.2' Higher
Garage: 4410
2.2' Higher

LEGEND	
	PROPERTY LINE
	SETBACK/EASEMENT
	EXISTING CONTOUR

← SNARR HAVEN COURT →

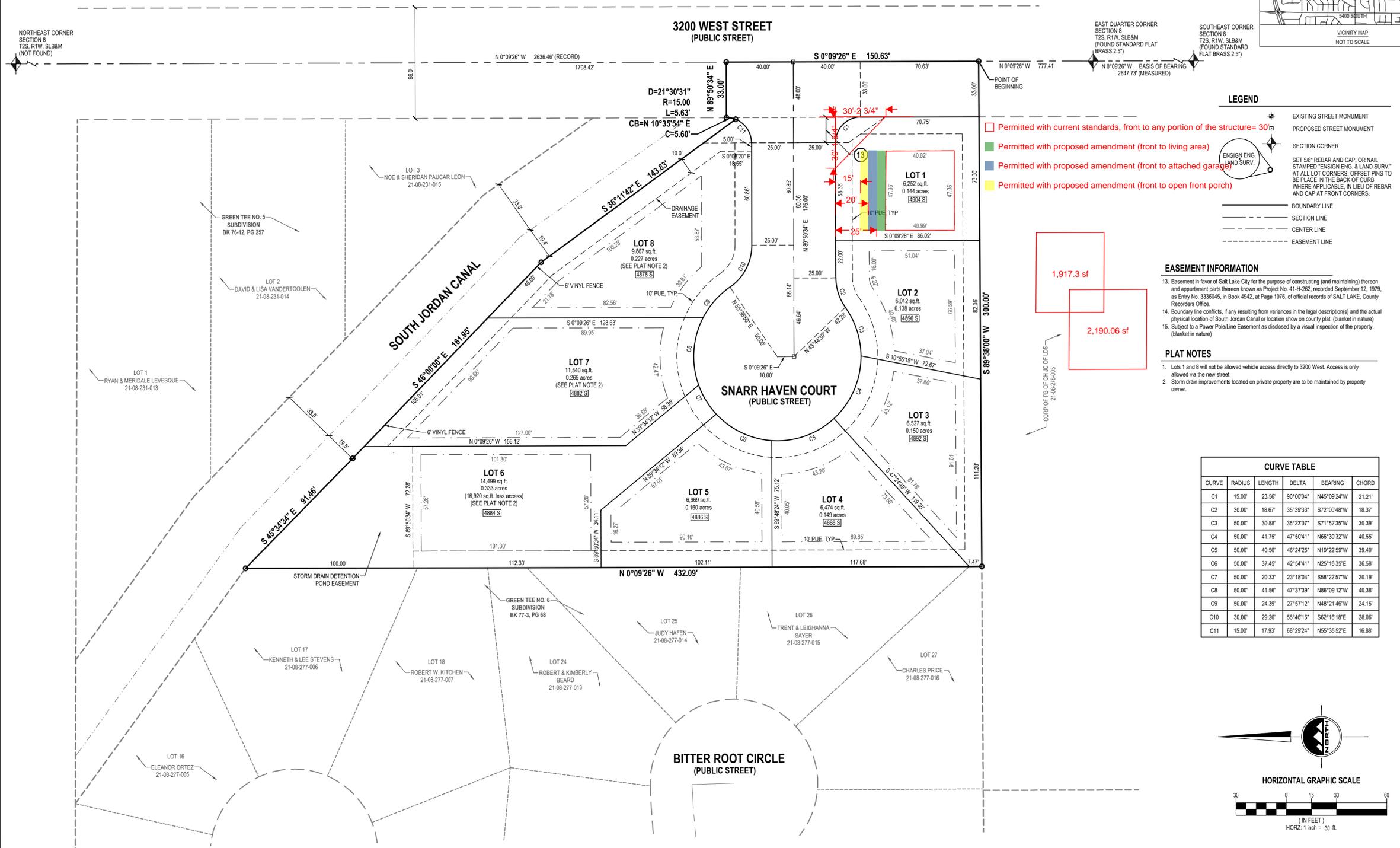
Driveway width with
in city requirements

SCALE: AS NOTED	ALPINE HOMES	2475	DATE: 2024-01-30	
<p>JEFF ADAMS DESIGN ©2023 ALL RIGHTS RESERVED - NO REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.</p>	<p>THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:</p> <ol style="list-style-type: none"> 1- THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION. 2- CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC. 3- CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE. 4- NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET. 5- CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER. <p>THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY, AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.</p>	<p>4904 S SNARR HAVEN COURT TAYLORSVILLE, UTAH 84129</p>	<p>SHEET NAME: S1</p>	
		GT ESTATES		
		LOT # 01		

Exhibit C: GT Estates- Build-to Lines, Clear-view Triangle, Current vs. Proposed Standards

GT ESTATES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point North 0°09'26" West 777.41 feet along the section line from the East quarter corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
thence South 89°38'00" West 300.00 feet to the easterly boundary of Green Tee No. 6, recorded March 10, 1977 in Book 77-3 at Page 68 in the Office of the Salt County Recorder;
thence North 0°09'26" West 439.55 feet along said easterly boundary to the southerly boundary line of the South Jordan Canal;
thence along said southerly boundary line the following five (5) courses:
(1) South 45°34'34" East 91.46 feet;
(2) South 48°00'00" East 161.95 feet;
(3) South 36°11'42" East 143.83 feet;
(4) Northeastly 5.63 feet along the arc of a 15.00 foot radius curve to the left (center bears North 68°38'50" West and the chord bears North 10°35'54" East 5.60 feet with a central angle of 21°30'31");
(5) North 89°50'34" East 33.00 feet to the section line;
thence South 0°09'26" East 150.63 feet along said section line to the point of beginning.

Contains 86,892 Square Feet or 1.972 Acres and 9 Lots

LEGEND

EASEMENT INFORMATION
 13. Easement in favor of Salt Lake City for the purpose of constructing (and maintaining) thereon and appurtenant parts thereon known as Project No. 41-H-262, recorded September 12, 1979, as Entry No. 3336545, in Book 4942, at Page 1076, of official records of SALT LAKE, County Recorder's Office.
 14. Boundary line conflicts, if any resulting from variances in the legal description(s) and the actual physical location of South Jordan Canal or location shown on county plat, (blanket in nature)
 15. Subject to a Power Pole Line Easement as disclosed by a visual inspection of the property, (blanket in nature)



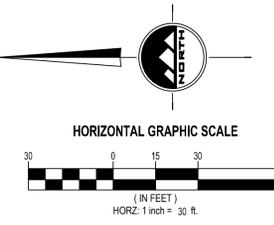
DATE: _____ PATRICK M. HARRIS
P.L.S. 286882

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 15. Subject to a Power Pole Line Easement as disclosed by a visual inspection of the property, (blanket in nature)

PLAT NOTES
 1. Lots 1 and 8 will not be allowed vehicle access directly to 3200 West. Access is only allowed via the new street.
 2. Storm drain improvements located on private property are to be maintained by property owner.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'04"	N45°09'24"W	21.21'
C2	30.00'	18.67'	35°39'33"	S72°00'48"W	18.37'
C3	50.00'	30.88'	35°23'07"	S71°52'35"W	30.39'
C4	50.00'	41.75'	47°50'41"	N66°30'32"W	40.55'
C5	50.00'	40.50'	46°24'25"	N19°22'59"W	39.40'
C6	50.00'	37.45'	42°54'41"	N25°16'35"E	36.58'
C7	50.00'	20.33'	23°18'04"	S58°22'57"W	20.19'
C8	50.00'	41.56'	47°37'39"	N86°09'12"W	40.38'
C9	50.00'	24.39'	27°57'12"	N48°21'46"W	24.15'
C10	30.00'	29.20'	55°46'18"	S62°16'18"E	28.06'
C11	15.00'	17.93'	68°29'24"	N55°35'52"E	16.88'



ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY.
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

Domion Energy Utah - Note:
 Questar Gas Company dba Domion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Right-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Domion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-866-8532.

OWNER / DEVELOPER
BRANDON SNARR
 12163 SOUTH 3715 WEST
 RIVERTON, UTAH 84065
 PHONE: 801.916.6317

RECORD OF SURVEY
 ROS NO.: _____
 _____ S-_____
 COUNTY SURVEYOR/REVIEWER DATE

SOUTH JORDAN CANAL COMPANY
 APPROVED AS TO FORM THIS _____ DAY OF _____
 20____ BY THE SOUTH JORDAN CANAL COMPANY

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

LAVTON
 Phone: 801.547.1100
 TOOLE
 Phone: 435.843.3390
 CEDAR CITY
 Phone: 435.862.1453
 RICHFIELD
 Phone: 435.866.2993

SHEET 1 OF 1
 PROJECT NUMBER: 10679
 MANAGER: DAJ
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 4/22/22

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____
 20____

CITY OF TAYLORSVILLE
 APPROVED THIS _____ DAY OF _____
 20____ BY THE CITY OF TAYLORSVILLE.

GT ESTATES
 LOCATED IN THE NORTHWEST QUARTER OF SECTION XX,
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ 20____ BY THE ROCKY MOUNTAIN POWER. ROCKY MOUNTAIN POWER	DOMINION ENERGY APPROVED THIS _____ DAY OF _____ 20____ BY THE DOMINION ENERGY DOMINION ENERGY	HEALTH DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE HEALTH DEPARTMENT. SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE TAYLORSVILLE PLANNING COMMISSION. CHAIR, TAYLORSVILLE PLANNING COMMISSION	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ 20____ BY THE TAYLORSVILLE BENNION IMPROVEMENT DISTRICT. TAYLORSVILLE BENNION IMPROVEMENT DISTRICT	CITY OF TAYLORSVILLE ENGINEER HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ CITY OF TAYLORSVILLE ENGINEER	COMMUNITY DEVELOPMENT APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ CITY OF TAYLORSVILLE COMMUNITY DEVELOPMENT DIRECTOR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ CITY OF TAYLORSVILLE ATTORNEY	CITY OF TAYLORSVILLE APPROVED THIS _____ DAY OF _____ 20____ BY THE CITY OF TAYLORSVILLE. ATTEST: RECORDER MAYOR
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Exhibit E: Example R-1-7 Neighborhood- Existing Front Setbacks



Exhibit F: R-1 Setback Standards Prior to 2012

CITY OF TAYLORSVILLE
CODE OF ORDINANCES

CHART 13.10.050-A
MAIN BUILDING

ZONE	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD	
All R-1 zones		On corner lots, 20 feet from a public street		
			Without garage	With garage
R-1-5	20 feet	5 feet, unless the planning commission reduces this side yard setback. If the planning commission reduces this side yard setback less than 5 feet, the other side yard shall be at least 8 feet.	20 feet	15 feet
R-1-6, R-1-7, R-1-8	25 feet	5 feet on one side and 11 feet on garage or driveway side; <i>or</i> <u>Without garage</u> 8 feet min.; total of both side yards to be 18 feet <u>With garage</u> 8 feet	30 feet	15 feet
R-1-10, R-1-15, R-1-21	30 feet	<u>Without garage</u> 10 feet min.; total of both side yards to be 24 feet <u>With garage</u> 10 feet	Same as above	
R-1-43	30 feet	15 feet	Same as above	

CHART 13.10.050-B
ACCESSORY BUILDING

ZONE	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD
All R-1 zones		Corner lots, 20 feet from public street and 10 feet from property line if adjacent to the side yard of a dwelling on an adjacent lot	

Exhibit G: Proposed Text Amendment (redline version)

13.20.020: R-1 AND R-2 DISTRICTS; TABLE OF SETBACKS, BUILDING HEIGHTS, OFF STREET PARKING:

RESIDENTIAL BUILDING SETBACKS, BUILDING HEIGHTS, REQUIRED OFF STREET PARKING FOR R-1 AND R-2 ZONING DISTRICTS

	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8
Building setbacks (in feet):											
Front to living area	30	30	30	30	30	30	30 <u>25</u>	25	25	30	30
Front to attached garage	25	25	25	25	25	25	25 <u>20</u>	20	20	25	25
Front - structures attached to the main living area and open on 3 sides (covered porches or entryways)	20	20	20	20	20	20	20 <u>15</u>	15	15	20	20
<u>Front corner lot-side A¹</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>
<u>Front corner lot-side B¹</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
<u>Front corner lot-side A¹</u>	<u>Determined by zone, refer to minimum front setbacks above.</u>										
<u>Front corner lot-side B¹</u>	<u>20</u>										
<u>Front - lot on cul-de-sac</u>	<u>20</u>										
<u>Front - lot on elbow</u>	<u>20</u>										
Front - lot on cul-de-sac	20	20	20	20	20	20	20	20	20	20	20
Front - lot on elbow	20	20	20	20	20	20	20	20	20	20	20
Side (minimum)	9	9	7	7	5	5	5	5	3 ⁴	5	5
Side (both combined - minimum)	20	20	18	18	16	16	12	12	10 ⁴	16	16
Side - minimum for zero lot line	n/a	20	18	18	16	16	12	12	12	16	16

Exhibit G: Proposed Text Amendment (redline version)

development											
Rear - interior lot	30	30	30	30	15	15	15	15	15	15	15
Rear - structures attached to the main structure and open on 3 sides (carports, covered patios, etc.)	30	30	30	10	5	5	5	5	5	5	5
Rear - corner lot ²	30	30	30	25	15/25	15	15	15	15	15	15
Building height (in feet):											
Maximum building height (measured to the peak of the roof) ³	35	35	35	35	35	35	35	35	35	35	35
Maximum accessory building height (measured to the peak of the roof)	30	30	30	30	25	25	25	20	20	25	25
Required off street parking spaces (not including covered stalls)	2	2	2	2	2	2	2	2	2	2/unit	2/unit

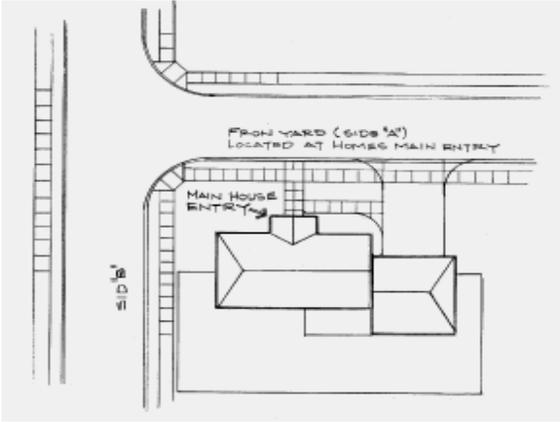
Notes:

1. Refer to figure 1 of this section.
2. First number in the R-1-10 District is the minimum, second number is the average.
3. Exceptions for additional building height due to unusual architectural roof designs may be granted by the Planning Commission at the request of the Community Development Director.
4. Any structure located closer than 5 feet to any property line shall meet all applicable building codes for fire rated walls. Eave projections shall not encroach more than 6 inches into the setback area.

(Ord. 17-19, 10-18-2017; amd. Ord. 19-14, --2019 ; Ord. 20-18, --2020)

FIGURE 1

Exhibit G: Proposed Text Amendment (redline version)



(Ord. 13-24, 10-16-2013)