

**ORDINANCE 14-02
AN ORDINANCE AMENDING
TITLE 10 ZONING REGULATIONS
CHAPTER 5 ZONING DISTRICTS
ADDITION OF ARTICLE P: RESIDENTIAL PATIO ZONE**

WHEREAS, the South Weber City Council established Title 10 Zoning Regulations to establish various zoning requirements in order to preserve and promote the health, safety, morals, convenience, order and the general welfare of the city, its present and future inhabitants and the general public, and provide a wide array of developments; and

WHEREAS, the South Weber City Planning Commission held a public hearing on April 24, 2014 and has made a favorable recommendation of these amendments to the South Weber City Council; and

WHEREAS, the South Weber City Council held a public hearing on (insert date), and has reviewed the amendments and recommendations made by the Planning Commission;

NOW THEREFORE BE IT ORDAINED, by the Legislative Body of South Weber City as follows:

SECTION 1: The South Weber City Code shall be amended as follows:

SECTION 2: South Weber City Code, Title 10 Zoning Regulations, Chapter 5 Zoning Districts

ADD:

ARTICLE P: RESIDENTIAL PATIO R-P:

To provide for areas in appropriate locations where residential neighborhoods of moderately high density may be established, maintained and protected. The regulations of this zone are designed to promote an intensively developed residential environment in a one building per lot suitable primarily for adult living.

10-5P-2 PERMITTED USES:

Accessory uses and buildings

Agriculture

Dwellings, single, -family

Home occupations, except preschools and daycare

Pets, the keeping of household pets

10-5P-3 CONDITIONAL USES:

Conditions for approval shall be determined by the planning commission or as otherwise provided in chapter 7 of this title.

Church (temporary churches held in open areas, tents or in temporary structures excluded).

Daycare centers and preschools, whether held within residence or in a separate facility.

Excavations of over two hundred (200) cubic yards, as allowed by section 10-6-2 of this title.

Golf courses, public or privately owned, whether or not operated as a business.

Group homes.

Public buildings and public utility buildings and uses.

Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.

Schools, public or privately owned.

Temporary businesses only in public parks, church properties or other public properties as approved by the planning commission and not to exceed ninety (90) days in length.

10-5P-4 BUILDING LOT REQUIREMENTS:

- A. Density: There shall be no more than 6.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 6.0 dwelling units per acre.
- B. Lot Area: There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot.
- C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65').

10-5P-6 LOCATION OF STRUCTURES:

All buildings and structures shall be located as provided in chapter 11 of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwellings	20 feet from all front lines	6 feet minimum for each side, except 20 feet minimum for side fronting on a street	10 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	20 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet	

10-5P-6 MAXIMUM STRUCTURE HEIGHT:

Main, accessory and temporary buildings and structures are not to exceed twenty five feet (25').

10-5P-7 OFF STREET PARKING AND LOADING:

The provisions of chapter 8 of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10-5P-8: PERMITTED SIGNS:

Class 1 signs shall be permitted. For home occupations, class 2 signs will be allowed in addition to class 1 signs. For public and institutional uses as allowed by conditional use permit, class 3 signs will be allowed in addition to class 1 signs.

10-5P-9 SPECIAL CONDITIONS:

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

A. Minimum and Maximum Area: The minimum area that may be zoned RP shall be two (2) acres and the maximum area which may be zoned RP in any zone district shall be ten (10) acres.

10-5P-11 LANDSCAPING REQUIREMENTS:

A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of chapter 15 of this title. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Bufferyard Landscaping: Bufferyard A landscaping shall be required between the RP zone and all lower density residential zones and shall meet the requirements of chapter 15 of this title.

SECTION 3: This ordinance shall take effect upon posting.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on 12 day of Aug. 2014.



Tamara P. Long
MAYOR: Tamara P. Long

ATTEST:

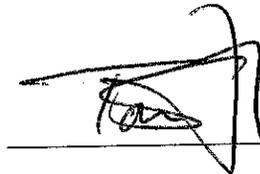
[Signature]

City Recorder

CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that **Ordinance 14-02: An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts** was passed and adopted the 12 day of Aug. 2014, and certify that copies of the foregoing Ordinance 14-02 were posted in the following locations within the municipality this 25 day of August, 2014.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive
4. South Weber City website www.southwebercity.com
5. Utah Public Notice Website www.pmn.utah.gov

A handwritten signature in black ink, appearing to be "T. [unclear]", written over a horizontal line.

City Recorder