

Woods Cross Planning Commission

Meeting Held at the Woods Cross Municipal Building
1555 South 800 West, Woods Cross, Utah

This meeting will be held in person and via Zoom.

To join using Zoom, click here <https://us02web.zoom.us/j/9358074960> or go to zoom.us and select JOIN A MEETING. Meeting ID: 935 807 4960. Please mute your microphone except during the open comment period. Questions and comments are best made in the CHAT feature.

AGENDA

MAY 13, 2025

6:30 P.M.

1. PLEDGE OF ALLEGIANCE

(Robin Goodman)

2. MINUTE APPROVAL

(Joe Rupp)

3. OPEN SESSION

(Joe Rupp)

4. INDOOR GOLF LLC CONDITIONAL USE

2453 South Wildcat Way, Suite C (C-2 General Commercial Zone)
(Brad Billings)

5. VECTRA MANAGEMENT CONDITIONAL USE

563 West 500 South (C-2 General Commercial Zone)
(Skyler Walser)

6. STREET TREE TEXT AMENDMENT DISCUSSION/VOTE

(Joe Rupp)

7. SHIPPING CONTAINERS AND ACCESSORY STRUCTURES TEXT AMENDMENT

(Joe Rupp)

8. CITY COUNCIL REPORT

(Gary Sharp)

9. GENERAL & PENDING BUSINESS

The Public is invited to participate in all Planning Commission meetings. If you need special accommodation to participate in the Planning Commission meeting, please call the Community Development Director's Office at 801-292-4421.

WOODS CROSS PLANNING COMMISSION MEETING
APRIL 22, 2025

The minutes of the Woods Cross Planning Commission meeting held April 22, 2025, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey
Robin Goodman

Jake Hennessy
David Lewis IV

COMMISSION MEMBERS EXCUSED:

Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp

VISITORS:

Steffen Olson
Pedro Bautista

Lois Schrader
Mike Smith

Don Schrader

PLEDGE OF ALLEGIANCE:

LeGrande Blackley

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held April 8, 2025.

Following the review of the minutes, Commissioner Lewis made a motion to approve the minutes as written with Commissioner Doxey seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp then opened the meeting for comments from the public on items that were not on the agenda.

There were no public comments and Chairman Rupp closed the open session.

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SLC PADEL CLUB CONDITIONAL USE—2269 SOUTH 1200 WEST, UNITS 105 & 106—PEDRO BAUTISTA

Mr. Curtis Poole, the Community Development Director, reviewed the following item with the Planning Commission. He noted that Mr. Pedro Bautista, on behalf of the Salt Lake Padel Club, is requesting approval of a conditional use permit for the purpose of operating an indoor recreational facility with retail sales from this location. Mr. Poole noted the property is surrounded by other properties within the I-1 zone. He said indoor recreational facilities and retail sales are allowed uses within the I-1 zone subject to a conditional use review. Mr. Poole noted Mr. Bautista is proposing improvements which include three indoor padel courts, bathrooms, a retail space, and employee areas. He said they anticipate 3 employees with hours of operation between 7:00 A.M. and 10:00 P.M. He also noted that in addition to the playing courts, there will be a small pro-shop selling apparel, racquets, and padel balls. Mr. Poole noted that padel ball is an emerging sport combining pickleball, tennis, and racquetball. He said these courts would be the first padel ball courts in Utah.

Mr. Poole added that Mr. Bautista is proposing to hold tournaments in connection with this business. Mr. Poole said the city has had issues in the past with similar businesses offering tournaments; the biggest issue was parking that spilled onto neighboring properties and businesses. Mr. Poole said depending upon the quantity, time and number of participants coming to the tournaments, staff does not anticipate any additional potential negative impacts to surrounding property owners.

Following the information given by Mr. Poole, Chairman Rupp asked if there was plenty of parking when tournaments would be held. Mr. Poole said there is ample parking right now as the current nearby businesses do not utilize all of the parking spaces. He said the other businesses in operation now should not have an impact on the parking.

Mr. Pedro Bautista then addressed the Commission. Mr. Bautista explained the new game he is introducing is called Padel Ball and is an emerging sport that combines pickleball, tennis, and racquetball. He said the courts sizes are tennis size with synthetic grass and glass walls all around the court. He said the ball is like a tennis ball but smaller and less bouncy. He said this game is popular in Europe and is becoming more popular here in the United States. He said it is a social sport, and they would provide areas with couches for people to use to sit and socialize as well as provide vending machines for snacks and drinks. He said they are excited to be the first to have a place here in Utah to be able to enjoy this new sport.

Chairman Rupp asked Mr. Bautista if he had any questions or concerns with the conditions that have been outlined by staff for this business. Mr. Bautista said he had no concerns regarding the conditions as presented.

Commissioner Doxey asked about parking during tournaments. Mr. Bautista said he had spoken with the landlord for his building who said there are 326 parking stalls across the three buildings located in the business area. Mr. Bautista said for his building there are 106 parking spaces. He said they expect to need between 70 and 80 parking spaces for a tournament across an entire day. He said he felt there were no concerns regarding parking during a tournament at this time.

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Commissioner Hennessy asked how many people would be expected to participate during a tournament. Mr. Bautista said there would be two teams of 24 so about 48 people who would be involved in the tournament, and they would expect a few coaches and possibly families coming to watch so he figures about 70-80 people would be at the facility for a tournament.

Commissioner Doxey noted the Commission is always concerned about parking as there has been issues in the past with people parking in the streets during a sports tournament. He asked Mr. Bautista to just make sure there was no parking in the street. Mr. Bautista said he would make sure that would not happen.

There were no further questions, and Commissioner Doxey made a motion to approve the conditional use for SLC Padel Club with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

Commissioner Goodman seconded the motion, and all voted in favor of the motion through a roll call vote.

UTAH WHOLESALE INDUSTRIAL SUPPLY CONDITIONAL USE—2044 WEST 2425 SOUTH—MIKE SMITH

Mr. Poole reviewed this item with the Commission. He noted that the applicant, Mr. Mike Smith, on behalf of Utah Wholesale Industrial Supply, is requesting approval of a conditional use permit for the purpose of operating an office/warehouse with a retail sales business from this location. Mr. Poole noted this property is mostly surrounded by other properties within the I-1 zone. He said there is an adjacent single-family residential neighborhood to the north of the property. He also noted office/warehouse and retail sales are allowed uses within the I-1 zone subject to a conditional use review.

Mr. Poole noted this applicant is proposing to use the unit on the east side of the building for his business. He said Utah Wholesale Industrial Supply purchases lost mail shipments from UPS, USPS, and FedEx. He said these products are then sold primarily on eBay. He also noted the applicant is proposing to operate a small retail store. He noted the applicant anticipates fifteen employees at this location working from 7:00 AM to 6:00 PM. He said there are forty-five shared parking stalls on this property. Mr. Poole also noted the applicant only plans on having a few deliveries each week and does not anticipate any deliveries outside of office hours. They are currently operating out of North Salt Lake but need additional space.

Following the information given by Mr. Poole, Mr. Mike Smith addressed the Planning Commission. He said he used to sell cars for many years but a few years ago he decided to start his own business. He said he is

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expanding this business and now and is in need to consolidate three warehouses he is currently using to one location that can be better managed. He said company purchases merchandise from companies who get lost shipments from places like UPS, FedEx and USPS. He said he bids on the items and buys about 100 pallets a week from these companies. He said they go through the merchandise and send some of it back to the auction but keep some of it to sell on eBay. Mr. Smith said he would like to open a retail store as well, to sell some of this merchandise. He said there is plenty of parking for a retail store and it is a good location for a retail store.

Chairman Rupp asked if Mr. Smith had any questions or concerns with the conditions as presented. Mr. Smith said he did not have any questions or concerns with any of the conditions.

Chairman Rupp asked if there would be any outside storage. Mr. Smith said there would be some empty pallets outside and a few shelves but most of the items would be stored inside. Mr. Smith said there is a large yard that can also be utilized for storage outside if needed.

Chairman Rupp asked Mr. Poole if outside storage was allowed at this location and Mr. Poole said outside storage is allowed in this area if there is a fence around the property.

Mr. Lewis said his home is located nearby and he does not think there will be any issues with this type of business being at this location.

There were no further questions and Commissioner Lewis made a motion to approve the Utah Wholesale Industrial Supply conditional use with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

Commissioner Hennessey seconded the motion, and all voted in favor of the motion through a roll call vote.

STREET TREE DISCUSSION/VOTE—JOE RUPP

Mr. Poole noted on April 8, 2025, the Commission held a public hearing, reviewed the proposed text amendment, and motioned to table this item. He said the Commission questioned the need for the street tree permit section and the requirement to replace trees if they are dead, dying, or voluntarily removed. He said the Commission recommended language to help clarify the city's intent. Mr. Poole said he had appreciated the previous discussion the Planning Commission had regarding these changes.

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Mr. Poole said staff is recommending the removal of section 8-03-040, Street Tree Permit from city code. He said a permit does not currently exist and information regarding using one in the past could not be found. He said staff feels that the section would be unnecessary and burdensome for property owners who will be maintaining trees planted in the park strip. He also noted the section refers to a permit that would be issued to work on street trees owned and maintained by the city.

Mr. Poole said the word "planted" is being swapped for the word "located" in section 8-03-020. He said the wording, "or in danger of becoming infested or infected," is proposed to be removed from section 8-03-050.

Mr. Poole said the Commission had questioned whether the single family residential zone street tree replacement requirement should be removed from the code. He said the direction of the City Council is that this should not be removed from code. He said the Council likes the beauty and appearance of street trees and felt like they still need to be part of the requirements for residential zones. He noted that after discussing this issue, if the Commission decides that this requirement should be removed from code, it can make a recommendation with findings for why it should be removed for the Council's consideration.

Chairman Rupp asked if section 8-03-030 if he is unable to prune any of his street trees as it currently stands. He said there is vestiges of a permit in that section as it reads now and if you do not have a permit to prune your street trees, you are unable to do so. He said with taking out the ability to receive a permit to prune your street tree, you would then be unable to prune that tree. He said that it would need to be adjusted so the requirement for a permit is also removed.

Chairman Rupp went on to note, there are some streets trees located in the rear yards of some of the residences on 1500 south that are located behind the rear yard fences. He said he is wondering about those trees and those landowners and who would take care of those trees since they are located on city property but are in the rear yards outside of the residents rear yard fence. He said they are not really adjacent to their front yards, but he wondered if the resident would still have to take care of them.

Chairman Rupp then addressed section 11-12-060-39. He asked if a park strip is less than five feet and you can't plant a tree in the park strip, and the minimum trees shall be planted within 10 feet from the back of the sidewalk, then a tree would be required to be planted in a front yard or side yard, which would technically be a city owned tree. He said that makes it so the city is dictating that a street tree be planted not in the park strip. He said he felt that this is problematic because some people would not like to put a tree in their usable front yard. He said he feels like if the park strip is too narrow and a tree has to go into the front yard because of the ordinance, that is overreach on the part of the city.

Commissioner Lewis said he agreed with Chairman Rupp about not requiring trees to be in front yards. Commissioner Lewis asked if there are any current street trees being irrigated by a city water system or are they all being irrigated by homeowners right now. Mr. Poole said to his knowledge, most trees would be watered by the homeowners irrigation system, not by a city irrigation system. He said he was unaware that any trees are being watered by the city. Commissioner Lewis said it would be good to check on that because running new water lines is expensive.

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Commissioner Lewis recommended the required 2 inch caliper be changed to 1 ½ caliper because the 2 inch gets more expensive and may have less viability. He said the 1 ½ caliper should be what is recommended.

Commissioner Lewis also said in the IX section he is still concerned about non-conforming current uses that would not be in compliance and would force people to plant trees. He said he understood the language was targeting industrial and business use but needed to protect the residents and possibly put in a grandfathered clause not requiring current residential homes to have to put in street trees if they do not have them.

Commissioner Blackley said in section IX he would like to define what the five feet is and to add "five feet wide" to define what the five feet is referring to in that section.

Mr. Poole said the reason why we are looking at this is the Council wants to remove the cost of maintaining street trees because the city is responsible for taking care of ALL street trees right now and it is very expensive to maintain the trees and is hard to keep up on maintaining them all. He said they wanted to make sure that if there were anything else in the street tree ordinance that needed to be addressed, it could be done at this time as well.

Mr. Poole said there are things that can be cleaned up in the street trees restrictions in section 8-03-030. He said he could check on how to word exceptions for the trees that are located on 1500 South that are behind the residents' rear yard fence and how to properly word that in city code.

Mr. Poole said in regard to section IX, it is meant to capture areas for street trees with the exception of single family residential zones. He said this section is meant for industrial and commercial areas that are required to put in street trees. He said if there are utilities located in the park strip or the park strip is not wide enough for street trees, an industrial or commercial business would still be required to put a tree on their property behind the sidewalk and that tree would not count as part of their requirement for internal trees. Mr. Poole said there is nothing in code addressing this as of right now.

Chairman Rupp said he did understand why the city would want this requirement. He said as developers start a new development, they need to show a landscape plan for review by the Planning Commission for where trees and green space would be located so there would be some checks and balances by doing that. He said he understands why the new requirements are being looked at, but he also said the requirements could infringe on residential choices. He said he feels a little bit of a conflict with that expectation. He said the city has created a requirement for residents to take care of the street trees. Chairman Rupp said his neighbor applied for a waiver to not have street trees because she is not in a position to take care of them. He said there are people that do not have the ability to take care of those street trees. He said he has a bit of a problem with the city requiring that on city property. He said he is not comfortable shifting that burden.

Commissioner Hennessey said he feels the same way and they may be dealing with dead trees or overgrown trees in the future because they will be unattended by residents who are unable to take care of the trees when they are on city owned property. He said he was not comfortable with doing this.

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Commissioner Goodman said she felt this was a good conversation. She said she liked adding the clearer definition of "five feet wide" as had been suggested earlier in the meeting. She said if there are still questions on this matter, it should not be sent to the City Council for their review quite yet.

Chairman Rupp asked Mr. Poole if staff could make the edits being suggested and then the Commission could relook at the changes after they are brought back for review. Mr. Poole asked the Commission what they would like to be added or removed.

Chairman Rupp said he felt like residents need to know this would be a responsibility they would be taking over and it would need to be clearer. Mr. Poole said this would not be written in the code, he said they would be taking the city out of code and putting in the adjacent property owner. Mr. Poole said the city attorney recommended making the amendment in code but possibly not enforcing it for a few years. Mr. Poole said most cities already do this and have the requirement in place for residents to take care of their street trees. Mr. Poole also noted that most cities require street trees to be planted as well.

Commissioner Goodman said she is not in favor of not having code enforcement enforce code violations when it is state in code. She said she would just not like it to be put in the code if it is not going to be enforced. She said it is a double standard, and people could use that to make a case for their own argument for code enforcement. Mr. Poole said the public works crews could use those years to educate residents of the change in responsibility that would be coming. He said the city would still take care of the trees for those years but then let them know they would be responsible for it in the future.

Chairman Rupp asked Council Member Sharp about what the Council 's direction might be. Council Member Sharp said he does not personally like park strip trees because the roots lift the sidewalks. He said his neighbor put in trees many years ago, but the roots have raised the sidewalk now. He said some neighbors trees look nice and don't lift the sidewalk. He said he likes the look of them, but there is a price to pay for them. He said he did not want to put anyone in a position to have to put in a tree, but if there is a tree already in a park strip, they need to maintain it. He said he feels like some people are unable to take care of the street trees. He said on the street side of trees, there is a tree trimming requirement to be 14 feet above the sidewalk that is not being met. He said he wants to absolve the city of the liability of the trees if someone gets hurt but a street tree should be the homeowner's responsibility. He said he knows he does not control the park strip but is concerned about the residents ability to take care of the trees but does not want the city have to be responsible to trim the trees because the city does not have the resources to continue to do so. He said he is not sure what should be happening in the future.

Commissioner Lewis said the Commission could possibly remove the street tree ordinance but put a set of guidelines in place that says if someone puts in a street tree, they are responsible to take care of it and that the city will not be taking care of the trees and that they can take care of the trees or remove the tree. He said those could be the guidelines moving forward. Chairman Rupp said he was not sure how they would structure that.

Council Member Sharp said Commissioner Goodman talked about not enforcing the ordinance and he said he would like to include that the enforcement be in phases. Chairman Rupp said that would work to have phases and to have a transition period and then take that out of the ordinance as it is phased over time and

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that way it would be above board so that ordinances are followed. He said he did not recommend taking the street tree ordinance out of code.

Commissioner Lewis said he felt like the Commission should make recommendations based on their thoughts and experience and the Council can use it as they see fit. He said he wanted to plead the case that street trees are important to neighborhoods. He said he doesn't like how the trees lift the sidewalks or the cost or burden of taking care of them, but that is secondary to property rights and some of the other concerns that have been brought up on the maintenance and shifting of the responsibilities.

Chairman Rupp said there are some things that need to be changed because the language is not correct. He said if staff is going to fix them, staff can revisit some of the language, making clear the requirements for street trees, especially in new commercial development and industrial areas. He said he felt like it would be best to table this item and have staff rework some of the language before it is sent to the City Council for their review.

Commissioner Doxey said he wanted to be careful not to slim down the ordinance too much so that future businesses and large developments would not be required to put in street trees. He said if things are not made clear, developments and businesses may push back in putting in street trees. He said he still feels businesses and developments need the trees and that it is a good thing to have them.

Commissioner Goodman said that she would like to see what has been discussed clarified where it does not apply to residential areas and that those things that have been discussed be clear for the City Council to review. She suggested the Commission send recommendations to the staff for changes to language they would like to see put into the ordinance.

Chairman Rupp asked if it will be a problem if Mr. Poole is emailed suggested changes as long as everyone is included in those emails. Mr. Poole said if everyone included, it is considered a meeting. Mr. Poole noted that if there was specific language that a Commissioner had suggested during the meeting they would like to see changed, they could email Mr. Poole with those suggestions.

Chairman Rupp told the Commission if there were specific language they would like to see changed that was discussed at the meeting, send proposed language to Mr. Poole and it can be discussed with the rest of the staff and the city attorney.

Mr. Poole wanted to make sure he had noted the changes that had been discussed. He said he had the following as suggested changes:

- Section 8-03-030—Permit portion is removed and taking out that a resident cannot prune own tree without a permit.
- Checking on properties where the street trees are behind the fence and how to address that.
- Adding 5 feet "wide" in IX Section.
- Adding some phase-in language as far as enforcement.
- Check on any properties watered by the city that would need to be switched to private irrigation.

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- Exception to any residential area not being required to put a tree in a front yard if the park strip is not wide enough. Mr. Poole said all new developments going in the park strip is required to be 6 1/2 feet. All new development will be required to put in trees.

Chairman Rupp said there was a hand in the audience for a question. He said he did realize a public hearing had already taken place previously, but Chairman Rupp wanted to make sure resident comments and concerns were heard.

Commissioner Lewis made a motion to open a public hearing, Commissioner Hennessey seconded the motion.

Chairman Rupp opened the public hearing. Mr. Don Schrader asked about tree trimming. He wanted clarification as to what heights were required and where they were measured from. Mr. Poole clarified the trimming heights and where the requirements and definitions were from the asphalt and pavement and curb as well as addressing line of sight and the traveled way. It was noted that some of those definitions can be made clearer.

There were no further public comments and Commissioner Lewis made a motion to close the public hearing. Commissioner Hennessey seconded the motion.

Commissioner Lewis said he would like to see a timeline so the street tree requirement and landscape requirement could line up to help save costs. He noted that there is a new law that it is no longer legal to require street trees to be part of a bond.

Commissioner Lewis also said he wants to be cautious on requirements for new homeowners that are not required for everyone. He said requirements should be fair and equal to everyone.

Mr. Poole said the intent of the code is if there is a street tree currently there, then it needs to be replaced if it dies.

Chairman Rupp said he understands the concern, but you can't make things retroactive as far as making people go back and put in a street tree. He said this would be a requirement moving forward. Chairman Rupp said they look at landscape plans as part of new developments to make sure things are correct in those plans as well. Commissioner Lewis said he is trying to look out for new homeowners that do not have a voice yet, so their needs are being met as well.

Following the discussion, Commissioner Blackley made a motion to table the street tree amendment and send it back to staff for revisions. Commissioner Goodman seconded the motion, and all voted in favor of the motion through a roll call vote.

Mr. Poole said he appreciated the great discussion by the Commission and the good suggestions and recommendations. He said he would bring the revisions back for the Commission's review as a discussion item and a vote if it is where it needs to be. Mr. Poole said it could be listed as discussion/vote on the agenda so it could be sent to the City Council for their review if the Commission approved of the revisions.

SHIPPING CONTAINER AND ACCESSORY STRUCTURE TEXT AMENDMENT DISCUSSION/VOTE

Mr. Poole noted that also on April 8, 2025, the Commission held a public hearing, reviewed the proposed text amendments for this item, and then motioned to table this item. He said the Commission discussed paint color and facades for shipping containers if permitted. He also noted that in addition, the Commission discussed proposed changes to accessory structures such as setbacks, height, size, and façade requirements.

The staff noted the following proposed changes:

Shipping Container

The required color was changed from “earth tone” to “muted non-bright colors.”

Accessory Structures

Concerns raised by residents are the purpose behind the proposed amendments. Residents have expressed concerns that some of the accessory structures that have been permitted in the city are too big and do not fit into the neighborhood, and that the existing code does not provide adequate standards. The following issues were discussed by the Commission:

- Size. Staff is concerned that if the main factor limiting the size of accessory structures is the size of the lot, larger and larger structures will continue to be built. Accessory structures should be subordinate to the principal dwelling. Existing code only limits the height to no taller than the primary dwelling; however, there are no limits to the mass of the accessory structure.

An accessory structure in a neighboring city that staff observed and would be permitted in Woods Cross is a metal building just over 20 feet tall. The second-floor windows look down on the rear yard in the foreground. The setback from the property line is 3 feet.

- Setbacks. The concern was raised that by increasing the setbacks it would increase dead space on the property that would not be maintained. Staff is concerned that a 1 foot setback does not allow any maintenance.
- Distance from primary dwelling. This concern is regarding safety. The purpose of the minimum setback from the primary dwelling is to reduce the likelihood of a fire spreading from the accessory structure to the home. Current code allows an accessory structure to be placed three feet from the primary dwelling.

Mr. Poole said staff would recommend the Commission review existing code, the proposed amendments, and consider whether limitations should be placed on the size and placement of accessory structures.

Following the information given, Commissioner Goodman asked if a resident had space on their property for a larger building like a barn, would the resident be able to put in a structure that is larger than the home.

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Mr. Poole said no they would not be able to do so in a residential zone. He said but if there were animals on a property, that property would be considered agricultural so a larger structure like a barn would be allowed.

Commissioner Goodman said she had been thinking about the discussion from the last Planning Commission meeting where the Commission discussed the limitations of a home that has a smaller footprint. She said there are many smaller homes located within Woods Cross and the proposed amendment would limit someone from having a larger barn or shop on the private property they own. She also said she understood the dilemma with having a large structure located next door that could be looming over someone else's property and some of the issues that can cause. She said she could see both sides of the dilemma.

Chairman Rupp asked if there had been problems with the 25 and 30 foot height of buildings. Mr. Poole said there had been two recent structures built on 800 West that neighbors have been very vocal about and had expressed their dislike for what was built. He said one is because of the size and mass of the structure and the other one is because it is too tall. He said the neighbors do not like them, but Mr. Poole said they both have met code. Mr. Poole said there is sometimes a dilemma about wanting to build something on your own property but not wanting your neighbor to build something if you do not like what they are building.

Chairman Rupp wanted clarification on how the ordinance was written currently in the code for an accessory building. He said it reads that the structure can be located 3 feet behind, and 6 feet from the main building. Mr. Poole said if it is not 6 feet behind the building it then needs to meet the setbacks of the primary dwelling.

Chairman Rupp and Commissioner Doxey said they like adding the word "required" so it was clearer that they must meet the same setbacks that are required as the primary dwelling. Mr. Poole said he could take out the wording "6 feet" as long as it is behind the home. It was discussed that it be made clear that the accessory building be behind the rear line of the home as long as it is in line with the home and not in the side yard.

There was discussion on what the definition of a street side side yard is and how it is defined as running the length of the street to the homes backyard property line.

Chairman Rupp said he did not know why there was a 20 foot requirement from the street yard corner lot. He said there could be a six foot fence on the property so as long as they still had the triangle corner line of sight, he felt like they do not need the 20 foot requirement without having to say how far forward they are required to be.

Chairman Rupp said he felt like they should not have to have it 20 feet behind a fence if there is a six foot fence on the property. He said he felt like they could take out 20 feet from the street side corner lot requirement out unless there is a line of sight issue. He said there are other provisions that are available in code to meet setback requirements.

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Chairman Rupp also noted he had a question regarding section 12-10-102 A7 and taking out the minimum height requirements that no structure shall be of a height of less than 8 foot 6 inches above grade. Mr. Poole said that it would be removed, and it addressed accessory structures only. Chairman Rupp said he wanted to make sure it was not allowing homes to be located underground. Mr. Poole said there are restrictions on the building code that would not allow below grade structures, especially with the high water table that is prevalent in the city.

Chairman Rupp addressed some questions regarding shipping containers. He said the main thing he saw was it said if an accessory structure is over 200 square feet, you need to get a building permit. Chairman Rupp said 8 X 40 is the standard size of shipping container which is 320 square feet so why would you need to get a building permit for a standard metal shipping container that was already built. Mr. Poole said a lot of it is where it is going to be located on the property. Mr. Poole said even if there was a structure that was under 200 square feet someone would need to apply for a permit so staff could review where the container is being placed, but there is no charge for that permit.

Chairman Rupp said he does not see how you need a building permit for a premade container. Mr. Poole said it would be like putting in a premade shed. Chairman Rupp said he did not know what a building permit would look like for a shipping container unless there was some sort of requirement for putting in a foundation or something like that. He said you are not building anything and there is not any building code for it. He said he did not see any safety concerns for the additional 120 square feet over the 200 square feet in the code. Chairman Rupp said he did understand that if there was a container they would be added as a structure and would have electricity put in, he understands it does need to meet those requirements. He said if you are just dropping the container, he did not see a change in meeting more safety requirements because the other things like color and such will already be addressed. Chairman Rupp said he did not know what the purpose of a building permit would be for a shipping container since it was already constructed.

Chairman Rupp noted in section D that it said in agricultural zones the shipping containers can only store things related to the business or use. Chairman Rupp said that is more restrictive in the agricultural zone than in the residential.

Mr. Poole said most city's do not want the shipping containers in their cities at all. He said neighboring cities do not want them in their cities. Mr. Poole said he is just trying to make sure there are parameters in place since the city is allowing them in the city.

Chairman Rupp said he can see the restriction for only allowing storing things in a shipping container related to the business or use if they are industrial, but not necessarily in an agricultural zone. He said in most cases people are living in the agricultural zone where the shipping container would be located. He said if you are requiring shipping containers with restrictions, an agricultural use is more restrictive. He said he would recommend taking the stricter limitations out of the agricultural zone and leave it in for the industrial zones. Mr. Poole noted shipping containers would not be allowed in commercial zones. He said they are trying to limit where they are being put within the city.

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WOODS CROSS PLANNING COMMISSION MEETING
APRIL 22, 2025
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There was some discussion on whether or not to allow a shipping container in a residential area at all. There was also discussion on the size of the lot and the allowance of shipping containers dependent upon the size of the lot. There was also discussion on possibly restricting the sizes for shipping containers for residential areas. Chairman Rupp said there are limitations already in place in code which would not allow taking more than 25% of the backyard and those things are already in code. He said there are some protections already built in.

Mr. Poole did note the City Council did not want to have any façade requirements for a shipping container.

Commissioner Lewis said he had comments about the location of an accessory building being located one foot versus three foot from the property line. Commissioner Lewis said he did not have an issue with allowing one foot space. He said in his current home if there was a three foot setback he could not put in a shed because his yard is so small. He said he felt that to define a one foot distance should be measured from the eaves of the home not from the wall or foundation of the building that allows one foot from each side to total of a two foot space. It was noted that it is important to make sure that snow falling from the roofs of the structure stays on their own property. He said he always wants to be less restrictive, but he understands there are always going to be those who push the limit. Commissioner. He said he feels it unnecessary to restrict the height beyond the primary dwelling.

Commissioner Lewis said he did not have any issues with shipping containers in residential areas of the city but felt they should be painted. He said if the container is located on a small lot and you have a full size shipping container that the sides facing the adjoining property owner's should be painted with muted colors, but if you want to paint the side on your property however you would like, you should be allowed to do so. He said the edges that face the adjoining property owner's boundaries should be restricted unless they are by the sound wall.

He also said he would recommend keeping the one foot restriction, and the 25 foot restriction and paint the sides of the shipping containers facing adjacent neighbor's property.

Commissioner Doxey said he likes the three feet restriction. He said if you keep it at one foot you cannot even access that small of an area and you cannot keep it up. He also said he is sensitive to not have a building right up against your neighbor's property.

Mr. Poole said there was a concern about how you would use the measurement from the eaves and if the building is taller, such as at 25 feet. He said if the building is being measured from the eaves snowfall from the roof of the building would go onto the neighbor's property. He said it is better to measure from a wall.

Commissioner Lewis said there are plenty of ordinances that have a stepped approach and if your building is over a certain height there would be a step restriction.

Chairman Rupp suggested one foot for 20 foot structure and three feet for a 25 foot structure.

Commissioner Doxey said he would be comfortable with a tiered approach, and it would be less obtrusive.

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PAGE 14

The Commission liked the idea of a step approach. Chairman Rupp suggested a structure at 20 feet tall be located one foot away and a 25 foot structure be located three feet away and go no higher than the primary dwelling.

Commissioner Goodman recommended the first step be 12 feet. Chairman Rupp suggested it possibly be 15 feet for ceiling height and a steeper roof pitch. Commissioner Goodman said she felt like things were moving forward with the discussion that was had.

Chairman Rupp said he felt like 15 feet is a good starting point to send back to the City Council for their review.

Commissioner Lewis made a motion to table this item and gave direction to staff to make changes to the paragraph in 320, removing agricultural, removing requirement from 20 foot from side corner, changing some of the language to clarify if it is forward of the rear line of the house it has to meet the same setback requirements as the primary building, and recommend a tiered height and set back restriction starting one foot at 15 feet and three feet to 25 feet. He put his motion on hold for further discussion.

Mr. Poole noted that some other city's with a tiered approaches say if it is 3 feet off the property line you can go up to 12 or 15 feet and if you go 10 feet in you can go up to the maximum height of 20 to 25 feet to whatever the maximum the Planning Commission would like. He said this limits structures from looking into someone's backyard.

Chairman Rupp asked staff to look at other cities and see what their approach is with this type of tiered approach. He said he likes the step approach. He said the Commission could recommend keeping the size limit where it is now but limit the height. He said they could limit the height as it gets closer to the property line with it no higher than the ridgeline of the house which is the peak of the roof.

Mr. Poole said he would caution the Commission on being too prescriptive with restrictions on the painting of the shipping containers. He said he felt like it would be best to stick with being uniform for the painting as it might have a negative result.

Following the discussion, Commissioner Lewis continued with his motion to table this discussion and direct staff to include comments that have been discussed for consideration. Commissioner Hennessey seconded the motion and all voted in favor of the motion through a roll call vote.

CITY COUNCIL REPORT

Council Member Sharp reported on the activities of the City Council.

GENERAL AND PENDING

Mr. Poole noted tonight's discussion items would be brought back to the Commission for further review.

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Mr. Poole said there will be another text amendment coming to the Commission for their review due to change in legislature requirements for lot lines and boundary lines and how they are approved through cities and those will need to be adjusted to what our code reads and to address that change. He said that change will be coming sometime in May for the Commission's review.

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 8:53 P.M.

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: May 13, 2025

Re: Conditional Use Request – Indoor Recreational Facility and Retail Sales



Location: 2453 South Wildcat Way, Suite C

Zoning: C-2 (General Commercial) Zone

Background

The applicant, Brad Billings, on behalf of Indoor Golf LLC, is requesting approval of a conditional use permit for the purpose of operating an indoor recreational facility with retail sales from this location. The property is surrounded by other properties within the C-2 zone. An indoor recreational facility and retail sales are allowed uses within the C-2 zone subject to a conditional use review.

City code authorizes the Planning Commission to review conditional use requests and section 12-22-104 outlines the standards by which the Commission may impose conditions to mitigate potential adverse impacts to surrounding property owners.

Staff Review

The applicant is proposing improvements which include two and up to four golf simulators and retail space. The applicant anticipates 1 employee working between the hours of 6:00 am and midnight. In addition to the simulators, there will be a small retail area. Each simulator will have padded walls which will help to dampen any noise. Parking provided is adequate for this use.

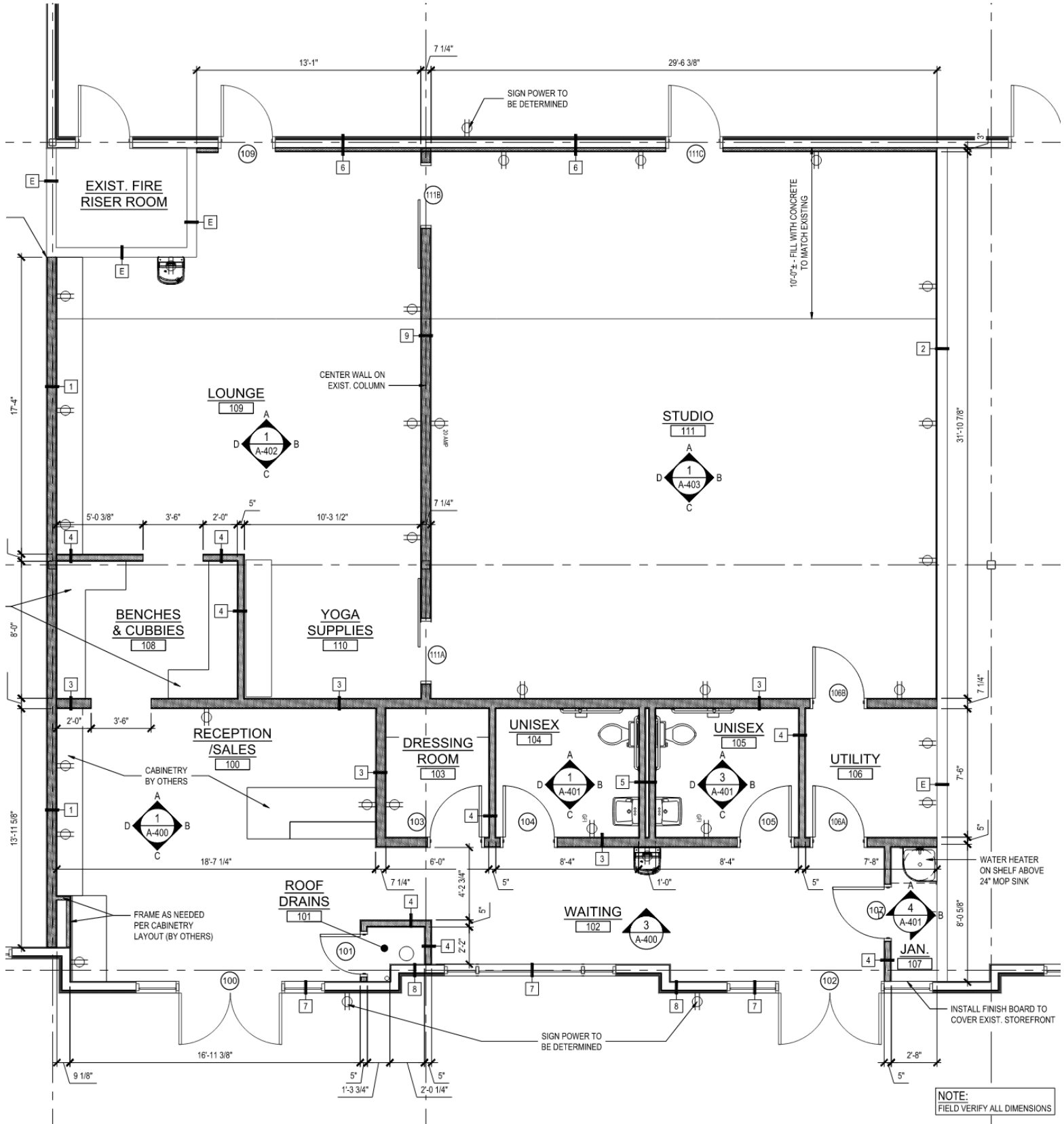
Staff does not anticipate any potential negative impacts to surrounding property owners. Staff finds that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties within the zone.

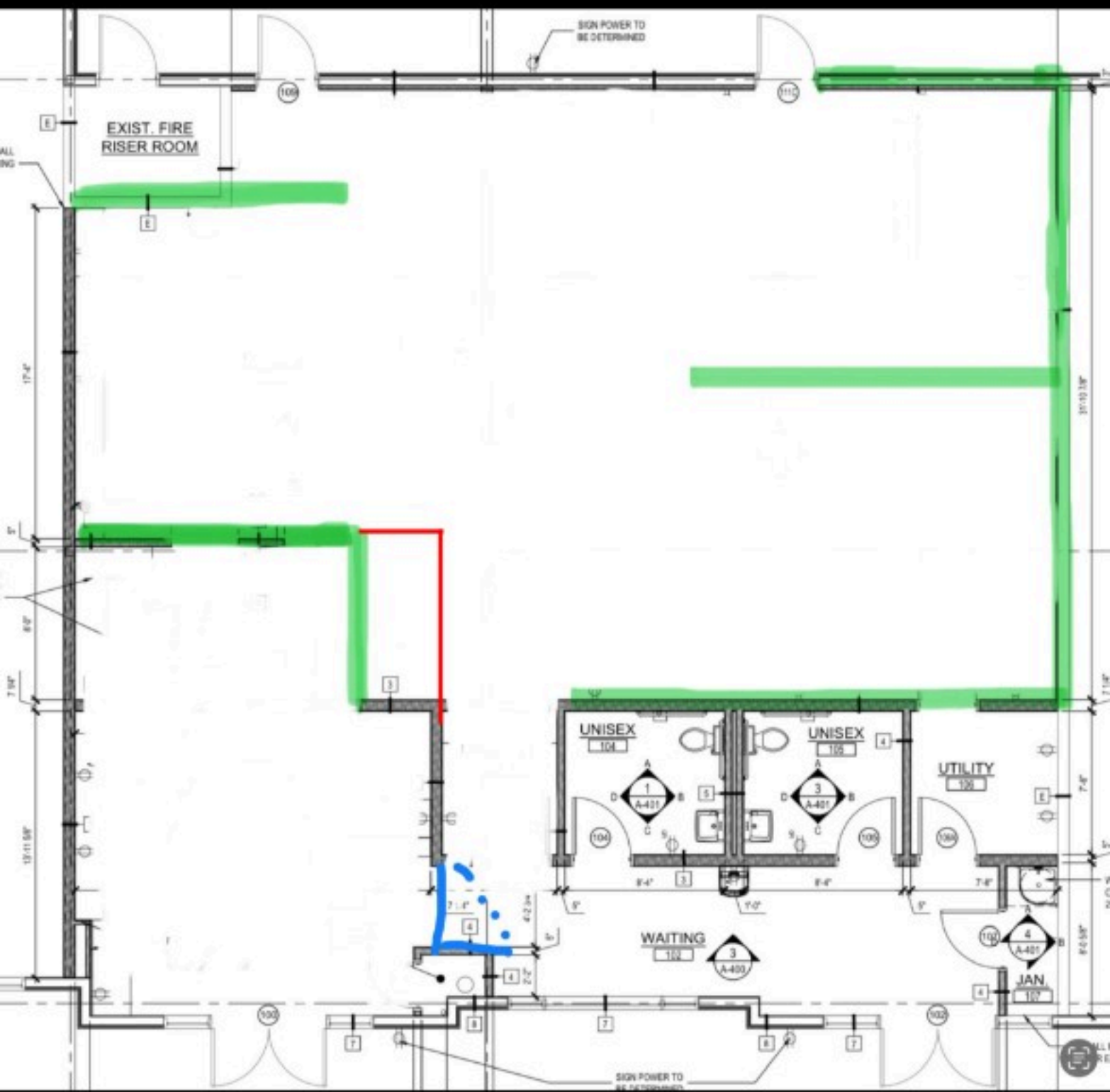
Staff Recommendation

Staff recommends the Planning Commission approve the conditional use request for indoor recreational facility and retail sales, with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

EXISTING FLOOR PLAN





STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: May 13, 2025

Re: Conditional Use Request – Freeway-Oriented Pole Sign Height



Location: 563 West 500 South

Zoning: C-2 (General Commercial) Zone

Background

The applicant, Skyler Walser, on behalf of YESCO, is requesting approval of a conditional use permit for the purpose of increasing the height of a freeway-oriented sign at this location. The property is surrounded by other properties within the C-2 zone. The sign code limits the height of pole signs to 25 feet, with the exception that freeway-oriented signs may be approved as a conditional use to exceed this height.

City code authorizes the Planning Commission to review conditional use requests and section 12-22-104 outlines the standards by which the Commission may impose conditions to mitigate potential adverse impacts to surrounding property owners.

Staff Review

The applicant is proposing to remove the existing pole sign and install a new pole sign. The new sign will be located approximately 50 feet to the north. Submitted plans show the new sign will be 30 feet tall. Code permits the Commission to approve a sign to exceed the minimum height of 25 feet; however, freeway-oriented signs may not exceed 50 feet in total height.

Staff does not anticipate any potential negative impacts to surrounding property owners. Staff finds that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties within the zone.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use request for an increase in height of a freeway-oriented pole sign with the following conditions:

1. Obtain and building permit.
2. Applicant shall follow all requirements for pole signs listed in 12-27-116, m.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	N/A
R1	N/A
R2	N/A
R3	N/A
R4	N/A
R5	N/A
R6	N/A
R7	N/A
R8	N/A
R9	N/A
R10	N/A
R11	N/A
R12	N/A
R13	03.05.2025 JSW
R14	2025.03.26 / no chg [LC]
R15	---
R16	---
R17	---
R18	---
R19	---
R20	---
R21	---
R22	---
R23	---
R24	---
R25	---
R26	---

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Vectra Management Group

563 W 500 South
Bountiful, UT 84010

Acct. Exec: Erik Cheney

Designer: Jeremy S. Wilcock

OPY-54877

R14

ART

0.5



1 SITE PLAN

SCALE: 1/16" = 1'-0" [1:960]

AERIAL VIEW



VECTRA MANAGEMENT GROUP

Tenant Pylon

Presented By



Rocky Mountain Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Package Version

OPY-54877 **R14**
Date: 03.26.2025

Site Address

Vectra Management Group
Bountiful Towers
563 W 500 South
Bountiful, UT 84010

R13 REVISION NOTES

ART 0.5:	SITE	ADDED SITE PLAN TO PACKAGE.
ART 1.0:	S1a	ADDED IMAGE OF EXISTING SIGN. CHANGED COLOR OF POST CAPS.
ART 3.0:	S1c	OPTION REMOVED FROM PACKAGE.

R14 REVISION NOTES

ART 1.0:	S1a	RAISED POLE COVERS TO MATCH BOLLARD HEIGHT.
ART 1.1:	S1c	ADD PAGE OF PHOTOS

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.

I-15 is 6' above property grade. Giving the purpose of making the sign 30' tall instead of 25'



1 SIGN 1a - TENANT PYLON
SCALE: 1/4" = 1'-0" [1:48]

2 SIGN 1a SIDE VIEW
SCALE: 1/4" = 1'-0" [1:48]

SCOPE OF WORK

REMOVE **ONE [1]** EXISTING D/F TENANT PYLON AND SCRAP. MANUFACTURE & INSTALL **ONE [1]** NEW D/F TENANT PYLON IN ITS PLACE.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

PERMITTING INFO

AREA:	214.1 FT ²	(Rounded to the nearest 0.1 ft ²)
METHOD:	BOUNDING BOXES	
MAIN ID VO:	50.73 FT ²	23.7%
EMC ACTIVE AREA:	50.00 FT ²	23.4%
TENANT PANELS' VO:	113.32 FT ² TOTAL	52.9%
	(=14.17 FT ² EA.)	(=6.6% EA.)
TOTAL:	214.05 FT ²	100%

COLOR KEY

V1	3630-137 (European Blue) 3M Translucent Vinyl
P2	SW 6258 (Tricorn Black) Sherwin Williams Paint w/Satin Finish
P3	SW 7020 (Black Fox) Sherwin Williams Paint w/Satin Finish
P4	SW 7015 (Repose Gray) Sherwin Williams Paint w/Satin Finish

Note: Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match. Please consult your YESCO account executive for physical sample swatches.



3 EXISTING SIGN
SCALE: N/A



3 BOLLARD EXAMPLE
SCALE: N/A



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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Revisions

No.	Date / Description
Org.	04.11.2023 LC
R1	05.18.2023 LC
R2	06.23.2023 LC
R3	07.31.2023 LC
R4	08.08.2023 LC
R5	08.14.2023 MS
R6	09.11.2023 MS
R7	09.14.2023 MS
R8	11.07.2023 MS
R9	11.27.2023 LC
R10	01.01.2024 LC
R11	09.04.2024 JSW
R12	10.09.2024 LC
R13	03.05.2025 JSW
R14	2025.03.26 / chg pole cwr hgt (LC)
R15	---
R16	---
R17	---
R18	---
R19	---
R20	---
R21	---
R22	---
R23	---
R24	---
R25	---
R26	---

JO #

Approval

A/E Sign / Date
Client Sign / Date

Vectra Management Group
563 W 500 South
Bountiful, UT 84010

Acct. Exec: Erik Cheney
Designer: Jeremy S. Wilcock

OPY-54877

R14

ART

1.0

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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Revisions

No.	Date / Description	
Org.	04.11.2023 LC	
R1	05.18.2023 LC	R14 2025.03.26 / add page (LC)
R2	06.23.2023 LC	R15 ---
R3	07.31.2023 LC	R16 ---
R4	08.08.2023 LC	R17 ---
R5	08.14.2023 MS	R18 ---
R6	09.11.2023 MS	R19 ---
R7	09.14.2023 MS	R20 ---
R8	11.07.2023 MS	R21 ---
R9	11.27.2023 LC	R22 ---
R10	01.01.2024 LC	R23 ---
R11	09.04.2024 JSW	R24 ---
R12	10.09.2024 LC	R25 ---
R13	03.05.2025 JSW	R26 ---

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Vectra Management Group

563 W 500 South
Bountiful, UT 84010

Acct. Exec: Erik Cheney
Designer: Jeremy S. Wilcock

OPY-54877

R14

ART

1.1



1 SUPERIMPOSED CONCEPT
SCALE: RELATIVE



2 EXISTING TO REMOVE
SCALE: NTS

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: May 13, 2025

Re: Code Text Amendment – Street Trees



Background

Over the last two meetings the Commission held a public hearing, discussed the proposed text amendment, and motioned to table this item. The Commission wanted to ensure residents would not require a permit or be in violation of the code if they pruned the street trees adjacent to their property. There was also a question regarding some properties along 1500 West, and who would be responsible for the maintenance of the street trees. The Commission also recommended providing an exception to single-family zones that would require street trees to be installed on private property if they could not be planted in the park strip.

Staff Follow-up

Staff included two areas of exception for adjacent property owners to maintain street trees to 8-03-020, *Street Tree Maintenance*. The city currently maintains and will continue to maintain properties on the south side of 1500 South between 1450 West and 1600 West and properties on the north side of 2600 South between 1375 West and 1500 West. Staff also recommends amendments to 8-03-030, *Street Tree Restrictions*, removing a reference to street tree permit, and removing the restriction of pruning.

Clarifying language and diagrams were added to 8-03-040 i., *Public Nuisances*.

Language was added to 11-12-060 ix., *Street Tree and Landscaping*, to clarify the requirement for street trees to be planted behind the sidewalk if they could not be planted in the park strip would not apply to single-family zones.

Staff Recommendation

Staff recommends the Planning Commission review the proposed text amendment and forward a positive recommendation to the City Council approving the street tree amendments.

CHAPTER 8-03: STREET TREE PROGRAM

- 8-03-010. Street Tree Program.
- 8-03-020. Street Tree Maintenance.
- 8-03-030. Street Tree Restrictions.
- ~~8-03-040. Street Tree Permit.~~
- 8-03-~~050~~040. Public Nuisances.
- 8-03-~~060~~050. Abatement of Public Nuisances.
- 8-03-~~070~~060. Damage to Street Trees.
- 8-03-~~080~~070. Interference with Enforcement.
- 8-03-~~090~~080. Street Tree Topping.

8-03-010. Street Tree Program.

The City has adopted provisions within the Land Development Code as set forth in Title 11 of this Code regarding the establishment of street trees within the public right-of-way within residential subdivisions within the City (hereinafter referred to as the "Street Tree Program").

8-03-020. Street Tree Maintenance.

In accordance with and pursuant to the provisions of the Street Tree Program, the adjacent property owner ~~City~~ shall maintain street trees, shrubs and plants (exclusive of lawn or sod) ~~planted located~~ in any public right-of-way adjacent to their property, with the exception of properties on the south side of 1500 South between 1450 West and 1600 West, and properties on the north side of 2600 South between 1375 West and 1500 West., ~~park or public place within the City.~~

8-03-030. Street Tree Restrictions.

~~Unless otherwise authorized by permit in accordance with Section 8-03-040, no~~ No person shall:

- (a) ~~Plant, remove~~ Remove, top, ~~prune~~ or in any way injure or mutilate a street tree;
- (b) Fasten any sign, wire or injurious material to any street tree; or
- (c) Excavate any ditch or tunnel or place concrete or other pavement within a distance of six (6) feet of the center of the trunk of any street tree.
- (d) Any additional requirement or restriction listed in 11-12-060.

~~8-03-040. Street Tree Permit.~~

~~(a) Application. Any person desiring to do any work described in Section 8-03-030 shall apply for a permit from the Community Development Department. The applicant shall state the nature of the work and location where it will be done.~~

~~(b) Issuance of Permit. A permit to perform work on street trees, shrubs or plants owned and maintained by the City may be issued in the discretion of the Community Development Director upon a determination that the work:~~

- ~~(1) Will not create, continue or aggravate any hazardous condition or public nuisance;~~

- ~~(2) Will not prevent or interfere with the growth, location or planting of approved street trees; and~~
~~(3) Is consistent with the planting plan being followed by the City.~~

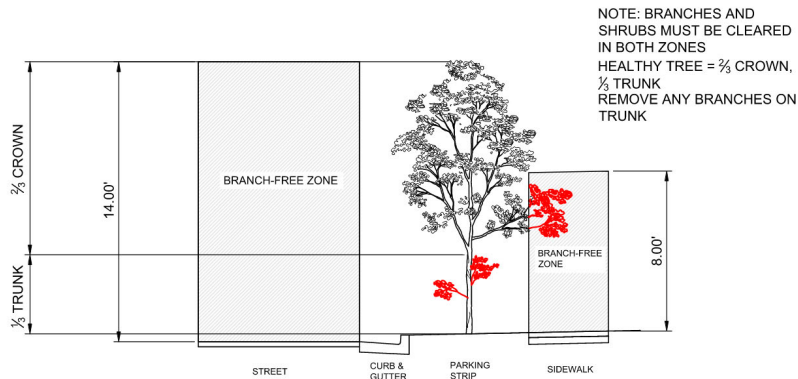
8-03-~~050~~40. Public Nuisances.

For the purposes of this Chapter, the following are defined to be public nuisances:

- (a) Any dead, diseased or dying tree in any street, or on any public property so near to any street tree as to constitute a danger to street trees, or streets or portions thereof.
- (b) Any tree or shrub on any private property or on any street of any type or species apt to destroy, impair or otherwise interfere with any street improvements, sidewalks, curbs, approved street trees, gutters, sewers or other public improvements, including utility mains or services.
- (c) Any street tree limbs, shrubs or plants reaching a height more than three (3) feet above the curb grade, within the thirty (30) foot triangle of public or private property measured from the projected curb lines at the intersections of any street approved for vehicular traffic flow. In addition, no street tree limbs, shrubs or plants may interfere with any traffic signals, ~~stop signs or yield~~ or traffic signs, ~~at any street intersections.~~
- (d) Vines or climbing plants growing into or over any street tree or any public hydrant, pole or other street improvement.
- (e) Existence of any tree within the City limits that is infested, infected ~~or in danger of becoming infested or infected~~ with objectionable insects, scales, fungus or growth injurious to trees.
- (f) The existence of any branches or foliage which interfere with the visibility on or free use of or access to any portion of any public street and sidewalk.
- (g) Hedges or dense thorny shrubs or plants ~~on in~~ any street-park strip or part thereof.
- (h) Shrubs or plants more than two (2) feet in height in any street-park strip measured above top back of curb.
- ~~(i) (i) Trees not trimmed projecting into the street traveled way below twelve fourteen~~
~~(4214) feet above the pavement of the roadway and eight (8) feet above the sidewalk as shown in the diagrams below:-~~

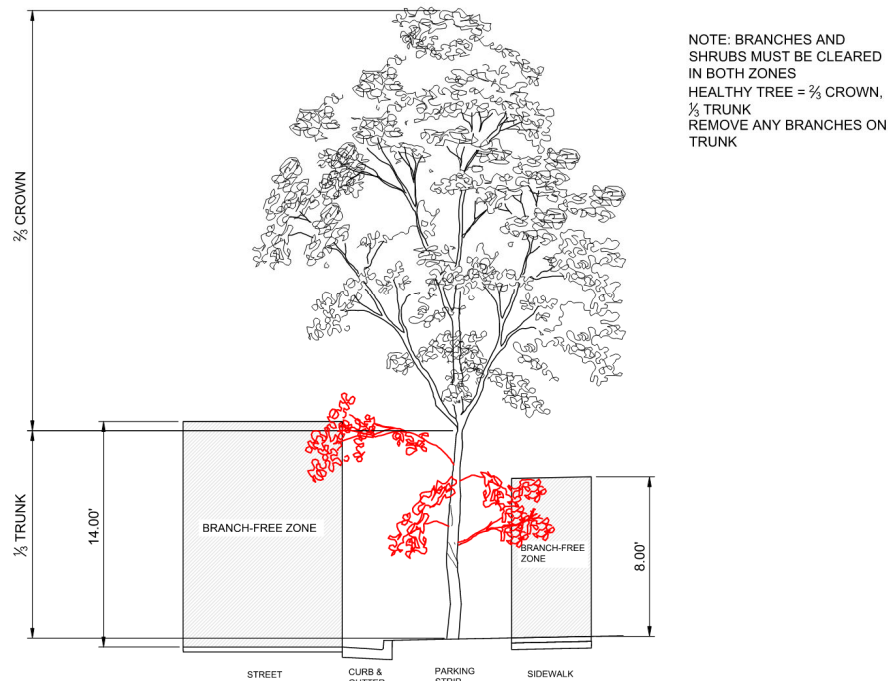
YOUNG TREE- BEFORE PRUNING

BRANCHES IN RED MUST BE REMOVED



MATURE TREE- BEFORE PRUNING

BRANCHES IN RED MUST BE REMOVED



8-03-~~069050~~. Abatement of Public Nuisances.

When any public nuisance as defined herein exists, a notice may be sent by mail to the owner or tenant involved. Such notice shall describe the conditions, state the work necessary to remedy the condition, and shall specify the time within which the work must be performed. If at the end of the time specified, such work has not been performed, the City may perform such work and the cost thereof shall constitute a charge against such owner or tenant, and such charge shall be a lien against the property, and may be assessed on the property taxes of such property.

8-03-~~070060~~. Damage to Street Trees.

Damages to any street tree caused by any act or omission by any person, whenever such act or omission is prohibited by or not authorized pursuant to this Chapter, shall be charged to such person or persons.

8-03-~~080070~~. Interference with Enforcement.

No person shall interfere with or delay the authorized representatives of the City from the execution and enforcement of this Chapter except as provided by law.

8-03-~~090080~~. Street Tree Topping.

It shall be unlawful as a normal practice for any person to top any street tree, park tree or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs within the tree's crown to such a degree as to remove the normal canopy or disfigure the tree. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where standard pruning practices are impractical may be exempt from this Section by determination of the Community Development Director.

(ix) At no time shall trees be planted in park strips less than 5 feet wide. In non-single family residential zones, when trees are unable to be planted in the park strip due to park strip width or utility restrictions, the minimum street trees required shall be planted within 10 feet from the back of the sidewalk. The park strip tree list or other city approved tree lists may be used in these circumstances. Required street trees planted behind the sidewalk shall not be counted as required internal landscaping trees outlined in this Title.

(ixx) Trees planted in the park strip shall be selected from the following list. Any variation from this list shall be approved by the Community Development Director and Public Works Director. Trees are listed below in the format of **Botanical Name/Common Name**.



Park strip widths of 5-6 feet

- **Crabapple** *Malus spp.* (fireblight-resistant varieties)
- **Ginkgo** *Ginkgo biloba*
- **Golden Rain Tree** *Koelreuteria paniculata*
- **Hop Hornbeam** *Ostrya virginiana*
- **Lilac, Chinese** *Syringa pekinensis*
- **Maackia** *Maackia amurensis*
- **Redbud, Eastern** *Cercis canadensis*
- **Serviceberry** *Amelanchier x grandifolia* (“Autumn Brilliance”)
- **Zelkova** *Zelkova serrata* (“City Spirit” or “Wireless”)



Park strip widths greater than 6 feet (all trees listed above and the following)

- **Elm, Lace Bark** *Ulmus parvifolia*
- **Hackberry, Common** *Celtis occidentalis*
- **Hornbeam, European** *Carpinus betulus* (Fastigiata)
- **Maple, Manitoba** *Acer negundo* (“Sensation”)
- **Maple, Sunset Series** *Acer truncatum x platanoides* (“Norwegian Sunset” or “Urban Sunset”)
- **Oak, Swamp White** *Quercus bicolor*
- **Oak, Northern Pin** *Quercus ellipsoidalis*
- **Oak, English** *Quercus robur*
- **Oak, Northern Red** *Quercus rubra*
- **Persian Parrotia** *Parrotia persica*
- **Linden, Littleleaf** *Tilia cordata*
- **Linden, Crimean** *Tilia euchlora*
- **Linden, Silver** *Tilia tomentosa*
- **Zelkova** *Zelkova serrata* (“Mushashino,” “Green Vase,” or “Village Green”)

COMMON NAME

BOTANICAL NAME

Hackberry	<i>Celtis occidentalis</i>
Honeylocust, Shademaster	<i>Gleditsia triacanthos inermis</i>
Honeylocust, Skyline	<i>Gleditsia triacanthos inermis</i>
Linden, Littleleaf	<i>Tilia cordata</i>
Linden, Greenspire	<i>Tilia cordata 'Greenspire'</i>
Linden, Redmond	<i>Tilia cordata 'Redmond'</i>
Maple, Norway	<i>Acer platanoides</i>
Maple, Norway, Columnar	<i>Acer platanoides 'Columnars'</i>
Zelkova	<i>Zelkova serrata</i>

11-12-070. Orderly Development Required.

Whenever the developer shall develop a subdivision, such development shall be in an orderly manner and in such a way that the required improvements will be continuous and available as necessary during construction activities within the subdivision and that all of the improvements will be made available for the full, effective, and practical use and enjoyment thereof by the purchaser, grantee, assignee, transferee, or lessee of any of the lands subdivided within the time herein provided or in phases specified.

11-12-080. Irrigation Ditches.

No irrigation ditches shall be permitted within the boundary of a subdivision or minor subdivision. All necessary irrigation ditches, whether used for the purpose of transporting irrigation or waste flow water, must be replaced with a pipe culvert. This pipe culvert shall be at least fifteen (15) inch diameter concrete pipe and shall meet the written standards of the ditch owner. The developer of a subdivision or minor subdivision must provide for the rights of all irrigation users, both upstream and downstream of the proposed development.

11-12-090. Residential Subdivision Access.

(a) Single Access. The number of lots for single access should be limited to not more than twenty (20).

(b) Two Accesses to the Same Collector or Arterial Streets. In order for two streets from the same development to be considered as separate accesses, their center lines must be a minimum of three hundred (300) feet apart. Streets with intersections closer than three

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: May 13, 2025

Re: Code Text Amendment – Shipping Containers and Accessory Structures



Background

Over the last two meetings the Commission held a public hearing, discussed the proposed text amendments, and motioned to table the item. The Commission recommended adding a tiered setback that would allow an accessory building to increase in height with an increased setback. The Commission also recommended clarifying language regarding corner lots, when a building permit would be required, and the minimum distance from the primary dwelling.

Staff Follow-Up

Shipping Container

The building code requires any structure over 200 square feet to obtain a building permit. Adding an exception would violate this code.

Accessory Structures

Staff has researched neighboring cities and some cities in neighboring counties. The following was found:

Height: In most Davis County cities, the maximum height for accessory structures is 20 feet with a few under 20 feet. Woods Cross and Clinton allow an accessory structure to be 25 feet tall, which is the tallest allowed.

Setbacks: Most cities researched have setbacks of 3 feet or more. Of those that allow for structures within 1 foot of the property line (Farmington and Herriman) the height was limited. Few cities allow accessory structures to be built within the corner side yard. Layton and Kaysville allow structures to be built within the corner side yard area with limitations on height and size.

Size: All cities have some limiting language regarding the size of accessory structures. North Salt Lake and Farmington have language in their codes restricting the size of the accessory structure to be less than the footprint of the home. Some cities have language that accessory structures should be subordinate to the primary dwelling. Most cities have restrictions on the amount of the lot or rear yard area that can be used for an accessory structure.

Based upon this research, staff recommends the following amendments:

1. Maximum height will be limited to 20 feet, with the exception of the Agriculture zone which will remain at 25 feet. Tiering language as been added that would allow a structure to increase in height as the setback is increased.
2. Setbacks will increase from 1 foot to 3 feet. Building code requires any structure closer than 5 feet to have fire rated walls. Accessory structures will be permitted within the corner side yard area with conditions.
3. The size of the accessory structure will be limited by the footprint of the primary dwelling, the height of the primary dwelling, and the size of the rear yard.

In addition to these amendments, clarifying language has been added regarding the 6 foot separation between the accessory structure and the primary dwelling.

Staff feels these amendments are reasonable to allow property owners to build accessory structures while also addressing concerns of the size and mass of these structures.

Staff Recommendation

Staff recommends the Planning Commission review the proposed text amendments and forward a positive recommendation to the City Council approving the shipping container and accessory structure amendments.

Chapter 12-6 RESIDENTIAL ZONE R-1-8

- 12-6-101. Purpose.
- 12-6-102. Minimum Lot Standards – Setbacks.
- 12-6-103. Maximum Building Height.
- 12-6-104. Off-Street Parking, Loading and Access.
- 12-6-105. Signs.
- 12-6-106. Site Plan Review.
- 12-6-107. Fencing.
- 12-6-108. Landscape Requirements.

12-6-101. Purpose.

This zone is established to provide areas within the City of Woods Cross for single-family dwellings. The regulations of this zone are designed to promote, stabilize and protect an environment suitable for family life. This zone is characterized by attractively landscaped lots and open spaces with lawns, shrubs and trees, a minimum of vehicular traffic and quiet neighborhoods.

12-6-102. Minimum Lot Standards – Setbacks.

All lots shall be developed and all structures and uses shall be placed in accordance with the following minimum standards and setbacks:

- (a) Lot Size: 8,000 square feet.
- (b) Lot Frontage: 70 feet.
- (c) Front Yard: 25 feet.
- (d) Rear Yard: 25 feet.
- (e) Side Yard: 8 feet one side and total of 18 feet for both sides; applies to main buildings only.
- (f) Side Yard Corner: 20 feet for all buildings on the side adjacent to the street.
- (g) Accessory ~~Building~~Structure: Accessory ~~Buildings-structures~~ shall be located at least 3-6 feet behind the rear line of the from the main building primary dwelling, at least 34 feet-feet from side and rear all property lines, and 20 feet from street side corner lots. An accessory structure may be placed within 3 feet of the corner side yard property nearest the street when:
 - 1. It is not more than 14 feet in height, measured to the peak of the roof.
 - 2. The yard is walled or fenced to a minimum height of six feet with site-obscuring material.
 - 3. Is placed behind the primary dwelling.

4. Is not adjacent to the front yard of the adjoining property.

5. The structure is in compliance with clear view requirements.

6. Accessory structures with a garage door facing the street of the corner side yard must comply with the corner side yard setbacks.

All accessory structures shall comply with building codes, and at least

If the accessory structure is not located behind the rear line of the primary dwelling it shall meet the minimum required setbacks of the primary dwelling.

Accessory structures shall be at least 15 feet from dwellings on adjacent lots.

Accessory ~~buildings-structures~~ shall not be built over utility easements. In no case may accessory ~~buildings-or~~ structures cover more than ~~thirty-twenty-five~~ percent (~~30~~25%) of the rear yard ~~or have a larger footprint than the primary dwelling.~~

12-6-103. Maximum Building Height.

- (a) Main-BuildingsPrimary dwelling shall not exceed two stories with a maximum height of 35 feet.
- (b) Accessory ~~Buildings-structures~~ shall have a maximum height of 14 feet, measured to the peak of the roof, when placed 3 feet from a side or rear property line. Accessory structures that are over 14 feet in height, measured to the peak of the roof shall have an additional one-foot setback from the side and rear property lines for every one foot in height to a maximum of 20 feet in height. At no time shall the height of the accessory structure exceed the height of the roofline of the primary dwelling. shall not exceed the height the main building and shall not exceed the height of 25 feet.

12-6-104. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-6-105. Signs.

The requirements of Chapter 27 (Sign Ordinance) of the City shall apply to this zone.

12-6-106. Site Plan Review.

The requirements of Chapter 23 of this Title shall be enforced for any uses requiring site plan review.

12-6-107. Fencing.

The requirements of Chapter 28 (Supplementary Regulations) of this Title shall apply to all fences in this zone.

12-6-108. Landscape Requirements.

The landscape requirements of this Title, Chapters 25 (Landscape Standards) and 28 (Supplementary Regulations) shall apply to uses in this Zone. Developers are encouraged to incorporate Chapter 26 (Water Efficient Landscape and Irrigation) in any development.

CHAPTER 12-7 SINGLE FAMILY RESIDENTIAL ZONE (R-1-15/20)

- 12-7-101. Purpose.**
- 12-7-102. Residential Density and Pattern of Development.**
- 12-7-103. Special Provisions.**
- 12-7-104. Minimum Lot Standards.**
- 12-7-105. Maximum Building Height.**
- 12-7-106. Off-Street Parking, Loading, and Access.**
- 12-7-107. Parks and Open Space.**
- 12-7-108. Site Plan Review.**
- 12-7-109. Fencing.**

12-7-101. Purpose.

The purpose of the Single Family Residential (R-15/20) zone is to support the development of residential neighborhoods that promote low-density, single-family buildings that provide coordinated and attractive living environments and which respond to and are compatible with surrounding conditions and uses.

- (a) Essential development characteristics within the Single Family Residential (R-15/20) zone are:
 - (1) A mix of residential single-family residential housing types located on lots that range from one-third to one-half acre in size;
 - (2) A traditional configuration of streets and blocks arranged to provide easy orientation and alternative routes to each home;
 - (3) A hierarchy of streets that balance the needs of pedestrians and vehicles; and
 - (4) Inclusion of a public community park of at least ten-acres dedicated to community social activities, recreation and visual enjoyment.

12-7-102. Residential Density and Pattern of Development.

- (a) To successfully create a neighborhood with a mix of low-density single-family uses, development should be characterized by an integrated mix of low densities throughout each neighborhood. Each neighborhood should include well-landscaped lots that include generous yards with lawns, shrubs and trees and other attractive landscape improvements, and safe and attractive sidewalks and trails leading to a community park or similar community open space feature. This will be achieved by providing an overall density of 0.4 dwelling units per net acre of residential land within the applicable zone. To meet this target, at least one-third of the lots must be one-half acre in size.
- (b) In order to ensure the neighborhood has a desirable mix of densities throughout, half-acre and third-acre lots shall be integrated throughout the district and not segregated to specific streets or clusters. To meet this target, all subdivision applications must include a mix of lot sizes that meet the overall density target listed in 12-7-102(1) above, as verified and approved by the Planning Director.

12-7-103. Special Provisions.

When reviewing proposed R-15/20 Residential development applications, the following shall be required to protect the intended characteristics of the zone:

- (a) Housing. A mix of half-acre and third-acre residential lots with single-family dwellings in each project or subdivision, shall include a variety of housing plans, elevations, and number of bedrooms in each home, providing a wide variety of housing choices.
- (b) Pedestrian and Bicycle Uses. To facilitate creation of a well-integrated, low-density single family residence neighborhood, pedestrian and bicycle facilities and trails are required to ensure access to open space areas and regional trail systems. Landscaped park strips, including street trees and other plant material, shall be required. Vegetation including tree species-type and tree spacing, as well as landscaping and recreational facilities shall be provided as required in Chapter 12-24.

12-7-104. Minimum Lot Standards.

- (a) Minimum Average Lot Size: 17,500 square feet
- (b) Minimum Lot Sizes: 14,500 square feet (one-third acre)
- (c) Lot Size Mix: At least one-third (33%) of all lots in each subdivision shall be at least 22,000 square feet (one-half acre) in size.
- (d) Lot Size Distribution: Each subdivision shall include a mix of lot sizes that meet the Average Lot Size requirement above.
- (e) Lot Frontage: 100 feet minimum
- (f) Front Yard: 25 feet
- (g) Rear Yard: 25 feet minimum
- (h) Side Yard: 8 feet one side and total of 18 feet for both sides; main buildings only
- (i) Side Yard Corner: 20 feet for all buildings on the side adjacent to the street.
- (j) Accessory ~~Buildings~~Structures: Accessory ~~Buildings-structures~~ shall be placed in the back yard, at least ~~3-6~~ feet ~~behind the rear line of the~~from the main ~~primary dwelling~~building and at least ~~4-3~~ foot from ~~all-side and rear~~property lines, and 20 feet from street side corner lots. An accessory structure may be placed within 3

feet of the corner side yard property nearest the street when:

1. It is not more than 14 feet in height, measured to the peak of the roof.
2. The yard is walled or fenced to a minimum height of six feet with site-obscuring material.
3. Is placed behind the primary dwelling.
4. Is not adjacent to the front yard of the adjoining property.
5. The structure is in compliance with clear view requirements.
6. Accessory structures with a garage door facing the street of the corner side yard must comply with the corner side yard setbacks.

All accessory structures shall comply with building codes.

If the accessory structure is not located at least 6 feet behind the rear line of the primary dwelling it shall meet the minimum setbacks of the primary dwelling.

Accessory structures shall be at least; and shall be 15 feet from dwellings on adjacent lots.

Accessory ~~buildings-structures~~ shall not be built over utility easements. In no case may accessory ~~buildings-or~~ structures cover more than ~~thirty-twenty-five~~ percent (~~3025~~%) of the rear yard or have a larger footprint than the primary dwelling.

12-7-105. Maximum Building Height.

- (a) Main-BuildingsPrimary dwelling shall not exceed two stories with a maximum height of 35 feet.
- (b) Accessory ~~Buildings-structures~~ shall have a maximum height of 14 feet, measured to the peak of the roof, when placed 3 feet from a side or rear property line. Accessory structures that are over 14 feet in height, measured to the peak of the roof shall have an additional one-foot setback from the side and rear property lines for every one foot in height to a maximum of 20 feet in height. At no time shall the height of the accessory structure exceed the height of the roofline of the primary dwelling. shall not exceed the height of the main buildingprimary dwelling and in no event shall accessory buildings exceed the height of 25-20 feet measured to the peak of the roof.

12-7-106. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-7-107. Parks and Open Space.

The City's General Plan provides that a community park will be located in or near this zone. The area of this zone may be subject to future regulations that address the development of the park.

12-7-108. Site Plan Review.

The requirements of Chapter 12-23 of this Title shall be enforced for any uses requiring site plan review.

12-7-109. Fencing.

The requirements of Chapter 12-28 (Supplementary Regulations) of this Title shall apply to all fences in this zone.

12-7-110. Landscape Requirements.

The landscape requirements of this Title, Chapters 25 (Landscape Standards) and 28 (Supplementary Regulations) shall apply to uses in this Zone.

CHAPTER 12-8 SINGLE-FAMILY RESIDENTIAL TRANSITION ZONE (SFRT)

- 12-8-101. Purpose.**
- 12-8-102. Development Standards.**
- 12-8-103. Approval Process.**
- 12-8-104. Density and Minimum Lot Standards.**
- 12-8-105. Maximum Building Height.**
- 12-8-106. Off-Street Parking, Loading, and Access.**
- 12-8-107. Signs.**
- 12-8-108. Site Plan Review.**
- 12-8-109. Fencing.**
- 12-8-110. Storage/Trash.**
- 12-8-111. Landscaping.**
- 12-8-112. Grading and Drainage.**
- 12-8-113. Open Ditches and Canals.**
- 12-8-114. Utilities.**
- 12-8-115. Lighting.**
- 12-8-116. Parks and Open Space.**

12-8-101. Purpose.

The purpose of this zone is to serve as a transition between lower-density Residential R-1-15/20 and higher-density Commercial Residential Transition CRT zones. This is achieved through the accommodation of a variety of single-family, patio home, green court home and townhome residential uses at densities higher than the R-1-15/20 zone and lower than the CRT zone.

- (a) The SFRT zone supports the development of areas of a residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life.
- (b) Maximum residential density is nine units per acre.
- (c) A development master plan will be required for developments in this zone.

12-8-102. Development Standards.

- (a) Development Master Plan. In addition to the other requirements of this Title, an application for development in the SFRT Zone shall be accompanied by a development master plan, that clearly demonstrates that:
 - (1) the development will be built with a consistent, but not necessarily uniform, character; compatible architectural styles;
 - (2) overall control during the development process by a single development entity;
 - (3) establishment of a homeowners' association with responsibility to enforce conditions, covenants and restrictions to ensure continuing quality and appearance of the development; and

recommendation for approval by the City Council. Any person who is aggrieved by a decision of the City may appeal to the hearing officer as provided in Chapter 12-4 of this Title.

12-8-104. Density and Minimum Lot Standards.

- (a) Residential densities shall not exceed nine units per acre based on the total gross area of the project.
- (b) All lots shall be developed and all structures and uses shall be placed in accordance with the following minimum standards.
 - (1) Lot Size:
 - Single-Family Dwelling: 8,000 square feet
 - Patio Homes: one-acre minimum project area; 4,500 square foot minimum for individual lots.
 - Green Court homes: one-acre minimum project area. Lot size as required to meet setback and landscaping requirements
 - Townhomes: based on project area -- one-acre minimum project area
 - (2) Frontage:
 - Single-Family Dwellings: 70 feet
 - Patio Home: 40' feet for each individual home or unit
 - Green Court: 40 feet for each individual home or unit
 - Townhomes: 25 feet for each individual townhome unit
- (c) Setback Requirements. The setback requirements for structures in the SFRT Zone are subject to review by the Planning Commission. If, in its judgment, a dimension reduction provides a more attractive and more efficient and safe use of the property and will not otherwise be detrimental for any reason, the Planning Commission may recommend such a reduction. Where in the judgment of the Planning Commission safety or efficiency issues are implicated by a proposed reduction, the Planning Commission may recommend a reduction only after receipt, review and approval of engineering studies to ensure safety and efficiency (traffic, sight lines, etc.). The need for any study shall be at the discretion of the Planning Commission. The applicant requesting a reduction shall pay all costs and expenses associated with said studies. Reductions are subject to the standards set forth in the subparagraphs set forth below
 - (1) Front Yard:
 - 25 feet for Single Family Dwellings.
 - 25 feet for patio homes (with Planning Commission reduction, minimum 21' setback required.)

15 feet for green court homes.

15 feet for townhomes.

- (2) Rear Yard: 25 feet for single family dwellings

25 feet for patio homes and green court homes.
(Planning Commission may not reduce rear yard setback to less than 20 feet.

Townhomes -- see figures 5 and 6, and subsection 6, below.

- (3) Side Yard – Single-Family Dwellings, Patio and Garden Homes, Townhomes:

Eight feet (8') on each side, for a total of sixteen feet (16') between buildings; main buildings only. Ten feet (10') for driveway access to a detached front loading rear garage, see figure 1, above. Where a single-family home, patio home or garden home is adjacent to a townhome structure, minimum 16 feet between structures.

- (4) Side Yard Corner – All structures:

Where adjacent to any public or private roadway, 20 feet for all main buildings on the side adjacent to the street. Where a reduction in this dimension is requested, the minimum allowed side yard corner shall be not less than 12 feet, subject to Planning Commission review which shall be supported by traffic studies, sight line studies, etc. as provided above.

- (5) Accessory Building Structures:

Accessory Buildings-structures (other than rear loaded detached garages) shall be located at least 3-6 feet from the rear line of the main building primary dwelling and at least 4-3 foot-feet from all-front and rear property lines, and 20 feet from street side corner lots; and shall be at least 9-15 feet from dwellings on adjacent lots. An accessory structure may be placed within 3 feet of the corner side yard property nearest the street when:

1. It is not more than 14 feet in height, measured to the peak of the roof.
2. The yard is walled or fenced to a minimum height of six feet with site-obscuring material.
3. Is placed behind the primary dwelling.
4. Is not adjacent to the front yard of the adjoining property.
5. The structure is in compliance with clear view requirements.

6. Accessory structures with a garage door facing the street of the corner side yard must comply with the corner side yard setbacks.

All accessory structures shall comply with building codes. Accessory buildings-structures shall not be built over utility easements. Accessory buildings-or structures shall not cover more than fifty-twenty-five percent (5025%) of the rear yard or have a footprint larger than the primary dwelling.

(6) Detached Garage (Rear loaded):

Shall be located at least 3-6 feet from the rear line of the ~~main-primary buildingdwelling~~, 4 feet from rear lot line to accommodate loading apron, at least 3+ foot-feet from side yard property lines, and shall be at least 9 15 feet from dwellings on adjacent lots. Any such garage shall not be built over utility easements, nor shall such garages cover more than fifty percent (50%) of the rear yard.

12-8-105. Maximum Building Height.

- (a) Single-family, patio and garden court homes shall not exceed two stories, with a maximum height of 35 feet. Townhomes shall not exceed three stories with a maximum height of 45 feet.
- (b) Accessory ~~Buildings-structure shall have a maximum height of 14 feet, measured to the peak of the roof, when placed 3 feet from a side or rear property line. Accessory structures that are over 14 feet in height, measured to the peak of the roof shall have an additional one-foot setback from the side and rear property lines for every one foot in height to a maximum of 20 feet in height. At no time shall the height of the accessory structure exceed the height of the roofline of the primary dwelling. shall not exceed the height of the main building and in no event shall accessory buildings exceed the height of 25 feet.~~

12-8-106. Off-Street Parking, Loading, and Access.

The requirements of Chapter 12-24 OFF STREET PARKING AND LOADING of this Title shall apply to this zone.

12-8-107. Signs.

The requirements of Chapter 12-27 SIGNS of this Title shall apply to this zone.

12-8-108. Site Plan Review.

The requirements of Chapter 12-23 SITE PLAN REVIEW of this Title shall apply to this zone.

12-8-109. Fencing.

The Fencing requirements of Chapter 28 of this Title shall apply to this zone.

12-8-110. Storage/Trash.

No trash, garbage, used materials or wrecked, inoperable or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept in fully enclosed buildings for planned developments. All structures built to accommodate the storage of trash and garbage shall be constructed using a design compatible with the primary structure(s).

12-8-111. Landscaping.

The requirements of Chapters 12-25 LANDSCAPE STANDARDS shall apply to this zone. Chapter 12-26 WATER EFFICIENT LANDSCAPE AND IRRIGATION of this Title shall apply to developments of patio homes, green court homes and townhomes.

12-8-112. Grading and Drainage.

All grading, storm water and stormwater systems within a development shall comply with applicable City requirements, including the requirement that all stormwater shall be detained or retained on site.

12-8-113. Open Ditches and Canals.

Open ditches and canals such as the A1 and A2 drains shall not be allowed to remain open. The developer shall comply with the requirements of the City, the Weber Basin Water Conservancy District and other canal/irrigation companies or agencies to:

- (a) Create a linear parkway with trails located within the A1, A2 drains and any future canal corridors;
- (b) Design and construct landscaping in the corridor in park-like fashion acceptable to the City;
- (c) Provide safe and effective methods of covering, realigning, or eliminating ditches or canals within or adjoining the development;
- (d) Construct pipe and culverts as required;
- (e) Provide for periodic inspection, cleaning and maintenance of such ditches, pipes and culverts; and
- (f) If required, dedicate such facilities to the City.

12-8-114. Utilities.

All utility distribution lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewer, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation and other appropriate methods.

12-8-115. Lighting.

Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, on any property, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded lights, reflectors, or spotlights shall be so located that they are shining towards or are directly visible from frequently traveled public right-of-way.

12-8-116. Parks and Open Space.

The City's General Plan provides that a community park will be located in or near this zone. The area of this zone may be subject to future regulations that address the development of the park.

CHAPTER 12-9 RESIDENTIAL ZONE R-2

- 12-9-101. Purpose.
- 12-9-102. Minimum Lot Standards – Setbacks.
- 12-9-103. Maximum Building Height.
- 12-9-104. Off-Street Parking, Loading and Access.
- 12-9-105. Signs.
- 12-9-106. Site Plan Review.
- 12-9-111. Fencing.

12-9-101. Purpose.

This zone is established to provide areas within the City of Woods Cross for one and two-family dwellings. This zone is intended to have residential densities slightly higher than the R-1 Zones, but to maintain a residential character comparable to that of a single-family residential area with large landscaped front yards. The regulations of this zone are designed to promote, stabilize and protect an environment suitable for family life.

12-9-104. Minimum Lot Standards – Setbacks.

All lots shall be developed and all structures and uses shall be placed in accordance with the following minimum standards.

- (a) Lot Size: Single-Family Dwelling: 8,000 sq. ft.
Two-Family Dwelling: 10,000 sq. ft.
- (b) Lot Frontage: Single-Family Dwelling: 70 feet
Two-Family Dwelling: 90 feet
- (c) Front & Rear Yard 30 feet setback
- (d) Side Yard: 8 feet setback one side and total of 18 feet for both sides;
main buildings only
- (e) Side Yard Corner: 20 feet setback for all buildings on the side adjacent to the
street
- (f) Accessory ~~Building~~Structure: Accessory ~~Buildings~~structures shall be located at least 63 feet or more in the rear offrom the main buildingprimary dwelling and at least 4-3 feet-feet from all side and rear property lines, and 20 feet from street side corner lots. An accessory structure may be placed within 3 feet of the corner side yard property nearest the street when:
 - 1. It is not more than 14 feet in height, measured to the peak of the roof.
 - 2. The yard is walled or fenced to a minimum height of six feet with site-obscuring material.
 - 3. Is placed behind the primary dwelling.
 - 4. Is not adjacent to the front yard of the adjoining property.

5. The structure is in compliance with clear view requirements.

6. Accessory structures with a garage door facing the street of the corner side yard must comply with the corner side yard setbacks.

All accessory structures shall comply with building codes.

If the accessory structure is not located 6 feet behind the rear line of the primary dwelling it shall meet the minimum setbacks of the primary dwelling.

Accessory structures shall be at least ; and shall be 15 feet from dwellings on adjacent lots.

Accessory buildings-structures shall not be built over utility easements, that may run along side and rear property lines. In no case may accessory buildings or structures cover more than thirty-twenty-five percent (3025% of the rear yard, or have a larger footprint than the primary dwelling.

12-9-105. Maximum Building Height.

- (a) Main BuildingsPrimary dwelling shall not exceed two stories with a maximum height of 35 feet.
- (b) Accessory Buildings-structures shall have a maximum height of 14 feet, measured to the peak of the roof, when placed 3 feet from a side or rear property line. Accessory structures that are over 14 feet in height, measured to the peak of the roof shall have an additional one-foot setback from the side and rear property lines for every one foot in height to a maximum of 20 feet in height. At no time shall the height of the accessory structure exceed the height of the roofline of the primary dwelling. shall not exceed the height of the of the main building and in no event shall accessory buildings exceed the height of 25 feet measured to the peak of the roof.

12-9-106. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-9-107. Signs.

The requirements of the Sign Ordinance of the City shall apply to this zone.

12-9-108. Site Plan Review.

The requirements of Chapter 23 of this Title shall be enforced for any uses requiring site plan review.

12-9-109. Fencing.

The requirements of Chapter 28 (Supplementary Regulations) of this Title shall apply to all fences in this zone.

CHAPTER 12-10 RESIDENTIAL ZONE R-4

- 12-10-101. Purpose.
- 12-10-102. Single-Family Dwellings.
- 12-10-103. Two, Three and Four Family Dwellings (Duplex, Tri-plex or Four-plex).
- 12-10-104. Planned Group Dwellings.
- 12-10-105. Coverage Regulations.
- 12-10-106. Off-Street Parking, Loading and Access.
- 12-10-107. Signs.
- 12-10-108. Site Plan Review.
- 12-10-109. Fencing.

12-10-101. Purpose.

This zone is established to provide areas within the City of Woods Cross for multiple-family dwellings up to 4 units per structure or 6 units per structure in condominium developments. This zone is intended to provide an attractive setting for single family dwellings and multi-family dwellings which may be harmoniously blended with existing uses. The regulations of this zone are designed to promote, stabilize and protect an environment suitable for family life.

12-10-102. Single-Family Dwellings.

The following minimum standards shall apply to single-family dwellings:

- (a) Lot Standards – Setbacks. Not more than One Dwelling Unit per lot or parcel. All lots shall be developed with the following minimum standards:
 - (1) Lot Size: 8,000 square feet.
 - (2) Lot Frontage: 70 feet (70').
 - (3) Front and Rear Setback: 25 feet (25').
 - (4) Side Yard Setback: 8 feet (8'), one side and total of 18 feet (8') for both sides, main buildings only; must have 15-foot (15') set back on any side abutting a residential zone.
 - (5) Side Yard Corner: 20 feet (20'), on the side adjacent to the street.
 - (6) Accessory ~~Buildings~~Structure: Accessory ~~Buildings~~structures shall be located at least ~~3-6 feet (3')~~ behind the rear line of from the main buildingprimary dwelling, at least ~~4-3 foot-feet (1')~~ from all side and rear property lines, and 20 feet from street side corner lots. An accessory structure may be placed within 3 feet of the corner side yard property nearest the street when:

1. It is not more than 14 feet in height, measured to the peak of the roof.
2. The yard is walled or fenced to a minimum height of six feet with site-obscuring material.
3. Is placed behind the primary dwelling.
4. Is not adjacent to the front yard of the adjoining property.
5. The structure is in compliance with clear view requirements.
6. Accessory structures with a garage door facing the street of the corner side yard must comply with the corner side yard setbacks.

All accessory structures shall comply with building codes.

If the accessory structure is not located 6 feet behind the primary dwelling it shall meet the minimum setbacks of the primary dwelling.

Accessory structures shall be -at least 15 feet ~~(15')~~ from dwellings on adjacent lots.

Accessory ~~buildings-structures~~ shall not be built over utility easements. In no case may accessory ~~buildings-or~~ structures cover more than ~~thirty-twenty-five~~ percent (~~30~~25%) of the rear yard or have a larger footprint than the primary dwelling.-

(7) Height Regulations:

Main BuildingsPrimary dwelling shall not to exceed two stories with a maximum height of 35 feet (35'). Accessory ~~Buildings structures~~ shall have a maximum height of 14 feet, measured to the peak of the roof, when placed 3 feet from a side or rear property line. Accessory structures that are over 14 feet in height, measured to the peak of the roof shall have an additional one-foot setback from the side and rear property lines for every one foot in height to a maximum of 20 feet in height. At no time shall the height of the accessory structure exceed the height of the roofline of the primary dwelling. ~~not exceed the height of the main building and in no event shall~~

~~accessory buildings exceed the height of 25 feet (25'). No structure shall have a height of less than 8 feet 6 inches (8'6") above grade.~~

- (8) Parking Regulations: The number of parking stalls for a single-family dwelling unit shall be not less than 2 for each dwelling unit and shall otherwise be governed by the requirements of Chapter 12-24 and elsewhere in City ordinances, rules and regulations. Required parking within the development shall be designed and constructed to ensure that all parking needs are met within the boundaries of each lot.

12-10-103. Two, Three and Four Family Dwellings (Duplex, Tri-plex or Four-plex).

The following minimum standards shall apply to two, three and four family dwellings:

- (a) Lot Standards. Not more than four Dwelling units per lot or parcel. All lots shall be developed with the following minimum standards:
- (1) Lot Size: 10,000 square feet for first two dwelling units, plus 4,000 square feet for each additional dwelling unit to a maximum of 4 dwellings per building lot.
 - (2) Lot Frontage: 100 feet (100').
 - (3) Front and Rear Setback: 25 feet (25').
 - (4) Side Yard Setback: 8 feet (8'), one side and total of 18 feet (18') for both sides, main buildings only; except must have 15-foot (15') setback on any side abutting a residential zone.
 - (5) Side Yard Corner: 20 feet (20'), on the side adjacent to the street.
 - (6) Accessory Buildings: Accessory Buildings shall be located at least 3 feet (3') behind the rear line of the main building, at least 1 foot (1') from all property lines, and at least 15 feet (15') from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. In no case may accessory buildings or structures cover more than thirty percent (30%) of the rear yard.

- (7) Height Regulations: Main Buildings shall not exceed two stories with a maximum height of 35 feet (35'). Accessory Buildings shall not exceed the height of the main building and in no event shall accessory buildings exceed the height of 25 feet (25'). No structure shall have a height of less than 8 feet 6 inches (8'6") above grade.
- (8) Parking Regulations The number of parking stalls for a 2, 3 or 4 family dwelling unit shall be as follows: for a 1 or 2-bedroom unit, 2 parking spaces per unit; for a 3-bedroom unit, 2.5 parking spaces per unit; and for a unit with more than 3 bedrooms, 2.5+ parking spaces per unit as outlined in Chapter 12-24. All other parking regulations of Chapter 12-24 and parking regulations elsewhere in City ordinances, rules and regulations shall apply. Required parking within the development shall be designed and constructed to ensure that all parking needs are met within the boundaries of each lot.

12-10-104. Planned Dwelling Groups.

The following provisions shall apply to the development of Planned Dwelling Groups in the city:

- (a) Ownership: The property to be developed as a planned dwelling group shall be owned by one person, partnership or legal entity during all phases of design and construction; the purpose of which shall be to enable full supervision and control of the development and to ensure conformance with these provisions and all conditions required throughout the approval and development process.
- (b) Minimum Area – Density Limitations: The development of a planned dwelling group shall require a minimum area of one acre. Densities shall not exceed sixteen (16) dwelling units per acre.
- (c) Setbacks:
 - (1) Except as modified herein, the planned dwelling group shall maintain minimum setbacks from adjacent developments as specified in Subsection 12-17-107 of this Chapter.
 - (2) Within a planned dwelling group development, and subject to the separation and distances provisions from adjacent developments and as provided elsewhere in this Chapter, minimum setbacks shall be as follows:
 - (A) front and back yards – ten feet (10');
 - (B) side yard – fifteen feet (15');

- (C) corner units – fifteen feet (15') on sides facing streets or other rights of way.
- (3) The Planning Commission may require increased setback distances where required to ensure the health, safety and welfare of owners, residents and others, including without limitation, safe pedestrian or vehicular travel.
- (d) Common Open Space: Common open space shall be provided in all planned dwelling groups. This open space shall comprise not less than fifteen percent (15%) of the gross square footage of the site, shall be accessible to all units, and shall be of such dimensions as to provide adequate space for general recreational activities, such as playgrounds, picnicking, volleyball, etc. Streets, sidewalks, driveways, parking areas, front, side and rear setbacks, and areas with slopes greater than thirty percent (30%) shall not be included in the computation of common open space. Open space and common areas shall be held in common by an owner's association with a permanent open space easement. The open space shall be designed to accommodate the needs and use of all residents of the project. Such spaces shall include improvements such as playgrounds, pathways, pavilions, play courts, ball fields, as well as informal spaces which encourage the use and enjoyment of the open space. Such areas may include lawn or similar maintained areas designed to accommodate the storm water retention needs of the project; provided, however that storm water retention areas shall comprise not more than thirty percent (30%) of open space.
- (e) Parking – Enclosed Garage Required.
 - (1) Number of Stalls. For a 1 or 2-bedroom unit, 2 parking spaces per unit; for a 3-bedroom unit, 2.5 parking spaces per unit; and for a unit with more than 3 bedrooms, 2.5+ parking spaces per unit as outlined in Chapter 12-24. Except as expressly modified herein, the parking requirements within the development shall be consistent with or exceed the requirements of Chapter 12-24, Off Street Parking and Loading. Required parking shall be designed and constructed to ensure that all parking needs will be met within the boundaries of the development.
 - (2) Each residential unit shall have an enclosed garage, designed to accommodate not less than two (2) vehicles. Enclosed garages should be designed as provided in Chapter 8, SFRT Zone.
 - (3) Other parking areas shall be comprised of covered or uncovered stalls in locations that will provide not less than the minimum number of parking stalls required for the development and that will provide safe and efficient access to dwelling units throughout the development.
- (f) Facing Rear of Another Building Prohibited: No residential building shall face the rear of another building on the development site.
- (g) Separation Between Buildings: A separation of at least fifteen feet (15') shall be maintained between buildings which are located adjacent to each other.

- (h) Distance Between Building Fronts: The minimum distance between the fronts of buildings which face one another shall be thirty feet (30').
- (i) Surfacing: All parking spaces, walkways and driveways shall be hard surfaced.
- (j) Sewer, Water Supply: All buildings shall be served by public sewer and public water supply.
- (k) Recreational Vehicles: All recreational vehicles shall be stored within a completely enclosed building, or within the confines of a secure storage hard surfaced area designed for storage of such vehicles, surrounded by a 100% opaque wall or fence not less than 6 feet (6') high.
- (l) Height Regulations: Height requirements shall be based on proximity to other uses.
 - (1) Where located within one hundred seventy-five feet (175') of another residential zone allowing single or 2-family dwellings (R-1-8, R-1-15/20, SFRT, R-2 and R-4), buildings within a planned dwelling group development shall not exceed two (2) stories with a maximum height of 35 feet (35').
 - (2) Where located more than one hundred seventy-five feet (175') of another residential zone allowing single or 2-family dwellings, buildings within a planned dwelling group development shall not exceed three (3) stories with a maximum height of 42 feet (42').
 - (3) Accessory Buildings shall not exceed the lesser of one-half (1/2) the height of residential structures or 15 feet (15').
 - (4) No residential structure shall have a height of less than 8 feet 6 inches (8'6") above grade.
- (m) Lot sizes. The Planning Commission may consider and recommend reduced lot sizes as are deemed appropriate for a development in light of other considerations described for this zone, including without limitation reduced size lots for townhomes, green court or patio homes, and shared open and green space.
- (n) Other Reasonable Conditions: The planning commission may impose other reasonable conditions as may be necessary to accomplish the purpose of this title, to otherwise meet the health safety and welfare needs of the development, adjacent uses and the community, to mitigate adverse effects of development, and to meet the goals and objectives of this Chapter and the General Plan.
- (o) The initial application for approval of a planned dwelling group shall be accompanied by a set of preliminary plans to include the following:
 - (1) A complete and accurate legal description of the property which is the subject of the planned dwelling group development. A preliminary title search showing ownership of the property and any encumbrances

thereon. If the developer is not the property owner, written proof demonstrating to the satisfaction of the City that the developer has sufficient legal claim on the property, and each parcel therein, or authority to represent its owners, must be provided to proceed with development plans;

- (2) Topographic maps of the entire site, including contour intervals no greater than two feet (2');
- (3) A tabulation of the total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, building densities, etc.;
- (4) Proposed circulation pattern including private driveways, public and private streets, and pedestrian and bicycle paths;
- (5) Parks, common open spaces, playgrounds, school sites, and other public or private recreation facilities and improvements proposed within the project;
- (6) General locations of all dwellings and other structures in the project, and an indication of proposed building densities (units per acre), including tables or graphs showing the percentages of each dwelling type proposed;
- (7) Proposed location of parking, ingress, and egress;
- (8) A general landscaping plan, meeting the requirements of this Chapter and of Chapters 25 (Landscape Standards) and 26 (Water Efficient Landscape and Irrigation), showing what areas are to be landscaped and the types of plants and materials that are contemplated;
- (9) A general storm water drainage and grading plan meeting the requirements of Title and other City ordinances;
- (10) Preliminary elevations or perspectives of all building types proposed within the development;
- (11) Preliminary subdivision plat, if the site is being divided, showing a general layout of all proposed lots;
- (12) A preliminary utility plan showing how and where sewage disposal, storm drainage, and water services are to be provided, including the point from which said services are to be extended or connected;
- (13) A geotechnical report; and
- (14) Other information and drawings deemed appropriate by the developer.

12-10-105. Coverage Regulations.

For developments under Sections 12-10-106 (Two, Three and Four Family Dwellings (Duplex, Tri-plex or Four-plex)) and 12-10-107 (Planned Dwelling Groups), no building, structure or group of buildings, including accessory buildings, shall cover more than 60 percent of the area of the development.

12-10-106. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-10-107. Signs.

The requirements of Chapter 27 (Sign Ordinance) shall apply to this zone.

12-10-108. Site Plan Review.

The requirements of Chapter 23 of this Title shall be enforced for any uses requiring site plan review.

12-10-109. Fencing.

The requirements of Chapter 28 of this Title shall apply to all fences in this zone.

12-11-101.	Purpose.
12-11-102.	Minimum Lot Standards – Setbacks.
12-11-103.	Maximum Building Height.
12-11-104.	Off-Street Parking, Loading, and Access.
12-11-105.	Signs.
12-11-106.	Site Plan Review.
12-11-107.	Fencing.
12-11-108.	Landscaping.

The Agriculture Zone A-1 is established to provide areas in which agricultural pursuits can be encouraged and supported within the City. The A-1 Zone is designed and intended to protect agriculture uses from encroachment of urban development until such time as residential, commercial, or industrial uses in such areas become necessary and desirable. Conversion of the agriculture zone to zones allowing urban uses should be accomplished in an orderly and progressive manner and should avoid zone changes that are inconsistent with adjacent uses or that create islands of agriculturally zoned properties.

All lots shall be developed and all structures and uses shall be placed in accordance with the following minimum standards and setbacks:

- | | | |
|-----|----------------------|---|
| (a) | Lot Size: | 1 acre |
| (b) | Lot Frontage: | 100 feet |
| (c) | Front & Rear Yard: | 30 feet |
| (d) | Side Yard: | 8 feet one side and total of 18 feet for both sides; applies to main buildings only. |
| (e) | Side Yard Corner: | 20 feet for all buildings on the side adjacent to the street. |
| (f) | Accessory Buildings: | Accessory <u>Buildings-structures</u> shall be located at least <u>3-6 feet from the main building/primary dwelling</u> , at least <u>1-3 feet-feet</u> from <u>all side and rear</u> property lines, and at least <u>20 feet from street side corner lots.</u> <u>All accessory structures shall comply with building codes.</u> |

If the accessory structure is not located 6 feet behind the rear line of the primary dwelling it shall meet the minimum setbacks of the primary dwelling.

Accessory structures shall be at least 15 feet from dwellings on adjacent lots.

Accessory ~~buildings-structures~~ shall not be built over utility easements. In no case may accessory ~~buildings-or~~ structures cover more than thirty percent (30%) of the rear yard.

12-11-103. Maximum Building Height.

- (a) ~~Main-Buildings~~ Primary dwelling shall not exceed two stories with a maximum height of 35 feet.
- (b) Accessory ~~Buildings-structures~~ shall not exceed 25 feet.

12-11-104. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-11-105. Signs.

The requirements of the Sign Ordinance of the City shall apply to this zone.

12-11-106. Site Plan Review.

The requirements of Chapter 23 of this Title shall be enforced for any uses requiring site plan review.

12-11-107. Fencing.

The requirements of Chapter 28 of this Title shall apply to all fences in this zone.

12-11-108. Landscaping.

The landscape requirements of Chapter 25 and Chapter 28 shall apply to uses in this Zone.

CHAPTER 12-28 LAND USE AND SUPPLEMENTARY REGULATIONS

- 12-28-101. Land Use Table
- 12-28-102. Supplementary Regulations.
- 12-28-103. Administrative Review and Approval – Appeals.
- 12-28-104. Projections Into Yards.
- 12-28-105. Additional Height Regulations.
- 12-28-106. Annexation.
- 12-28-107. Clear View of Intersecting Streets.
- 12-28-108. Culinary Water and Sewage Disposal.
- 12-28-109. Fencing Regulations.
- 12-28-110. Yard, Landscaping, Maintenance and Storage.
- 12-28-111. Temporary Uses.
- 12-28-112. Self-Service Storage Facilities.
- 12-28-113. Flag Lots.
- 12-28-114. Noise Abatement Requirements.
- 12-28-115. Sexually Oriented Businesses.
- 12-28-116. Single-Family Dwelling Regulations.
- 12-28-117. Urban Chickens.
- 12-28-118. Apiaries (Beekeeping).
- 12-28-119. Westwood Mobile Home Subdivision.
- 12-28-120. Rail Spurs as a Conditional Use.
- 12-28-121. Development Agreements.
- 12-28-122. Public Utility Facilities.
- 12-28-123. Accessory Dwelling Units (ADU's).
- 12-28-124. Short-term Rentals.
- 12-28-125. Revocation Proceedings.
- 12-28-126. Shipping Containers**

12-28-126. Shipping Containers.

Shipping containers are permitted as an accessory structure in single-family residential, agricultural, and industrial zones, and must meet the following requirements:

- (a) Containers must be free of graffiti and painted with muted non-bright colors.
- (b) Containers must be maintained in good condition and kept free of rust.
- (c) The shipping container must meet all setback requirements for the zone and applicable accessory structure requirements of this Title.
- (d) In industrial and agricultural zones, the shipping container may only store items associated with the business or use.
- (e) Containers may be placed horizontally next to each other to create 1 (one) larger structure; however, at no time may containers be stacked vertically.
- (f) If utilities will be installed in the container, the structure must meet all requirements of the building code.
- (g) If the structure exceeds 200 square feet or if utilities will be installed, a building permit is required.