

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Dave Coombs (Chair)
Commissioner Bob Buckles (Vice Chair)
Commissioner Tony Thompson
Commissioner Allen Labrecque
Commissioner Jolene Cressall
Commissioner Jeff Ritchie
Commissioner Jacob Briggs

Planning Commission Meeting	February 3, 2015	Call to Order: 7:02 P.M.	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
Public Present	There were none.		
Pledge of Allegiance	Commissioner Labrecque		
Invocation or Thought	Commissioner Cressall		
Roll Call & Attendance	All were present		
City Council Report	Mr. Vinzant reported on the January 27, 2015 City Council Meeting as recorded in the minutes.		
Approval of Minutes	Commissioner Cressall moved to approve the minutes of the January 20, 2015 Planning Commission meeting as amended – deleting a duplicate sentence at the end of Commissioner Thompsons motion. Commissioner Buckles seconded the motion. All those present voted in favor of the motion.		
Declarations of Conflict	There were none.		
OPEN PUBLIC HEARING - TABLED FROM JAN 20, 2015 – ORDINANCE NO. 15-01Z - REVIEW AND ACTION UPON A RECOMMENDED CHANGE TO THE CLINTON CITY ZONING ORDINANCE, § 28-2 DEFINITIONS DEALING WITH GARAGES, ACCESSORY BUILDINGS, CARPORTS, AND SHEDS; § 28-3-25 GARAGES, ACCESSORY BUILDINGS, SHEDS, CARPORTS; § 28-12 THRU 28-15, AND 28-19 SUBSECTIONS DEALING WITH GARAGES, ACCESSORY BUILDINGS, SHEDS, AND CARPORTS.			
Discussion	<p>The Planning Commission reviewed and discussed potential changes to the Zoning Ordinances regarding garages, accessory buildings, carports and sheds.</p> <p>AMEND:</p> <p>“Accessory Building, Residential”^{67, 88, 198} means a building, larger than 200 square feet, designated for use other than a residence constructed on a lot containing a residential structure. A Residential Accessory Building shall be constructed of materials complementary in color to the primary building on the lot and buildings on surrounding lots.</p> <p>“Accessory Building Large Lot”¹⁶⁹ means a building, larger than 200 square feet, with a minimum setback of forty (40) feet from any portion of the primary building on the lot that is at least one-half acre in size and at least twenty (20) feet from any residential building on adjoining lots.</p> <p>“Carport” means a private, covered area for parking motor vehicles with two or more open sides. A carport with a distance between support structures less than 20-feet shall be designated as a single carport. A carport with a distance between support structures equal to or more than 20-feet shall be designated as a double carport.¹⁹²</p> <p>(1) Carport Attached: the carport and dwelling having a roof or wall in common. Ref. § 28-3-25(5).</p> <p>(2) Carport Accessory: located behind a dwelling with adequate access for a motor vehicle. Ref. § 28-3-25(5).</p> <p>(3) Carport Detached: located adjacent to a dwelling and fronting a common street. Ref. § 28-3-25(5).</p> <p>“Garage, Private”^{21, 104, 148, 169, 183, 198} means an enclosed space for the storage of one or more motor vehicles. A garage with an exterior width of less than 20 feet shall be designated as a single garage. A garage with an exterior width of 20 feet or greater shall be designated as a double garage. For the purpose of these regulations a private garage will fall into one (1) of three (3) categories:</p> <p>(1) Garage Attached: the garage and dwelling having a roof or wall in common.</p> <p>(2) Garage Accessory: located behind a dwelling with adequate access for a motor vehicle. Ref. § 28-3-25(2).</p> <p>(3) Garage Detached: located adjacent to a dwelling and fronting a common street. Ref. § 28-3-25(3).</p>		

“Major Street” means a Collector, Minor Arterial, or Principal Arterial street as indicated in the Clinton City Transportation Master Plan.

“Shed” or **“Yard Shed”** ¹⁶⁹ means an enclosed space or covered area outside of an enclosed space less than 200 square feet, not including eaves, with a door width of six (6) feet or less for the storage of yard tools and supplies, motorized yard equipment, household items, etc. but not for storing motor vehicles intended for personal transport. Includes greenhouses, play houses, forts, and other play structures. Does not include landscape features such as pergolas, arbors, or other skeleton type structures.

28-3-25 Garages, Accessory Buildings, Shed, Carports - Single Family Dwelling. ^{104, 148, 169, 183, 192}

(1) Garage and Carport General Requirements: These requirements apply to garages and Carports.

(a) Structures shall meet the minimum setback requirements established in this ordinance for the zone.

(b) Eaves shall not extend into any setback requirements established in this ordinance for the zone by more than twelve (12) inches.

(c) All run-off from the roof, drive or any Hard Surface associated with the structure shall be designed to drain onto the building lot where the structure is located.

(d) Adherence to the maximum impervious surface ratio.

(e) Structures built within five (5) feet of a property line shall not have openings, (windows, doors, etc.), in the wall that is within the five (5) feet.

(f) Structures built within five (5) feet of a property line shall have the wall constructed to meet the requirements of the International Residential Code.

(g) A curb cut and appropriate apron shall be established to meet the requirements of the city standards and § 28-4 of this ordinance.

(h) Construction shall meet the requirements of the International Residential Code or International Building Code as applicable.

(2) Garage Accessory

(a) A Garage Accessory, as defined in this ordinance, may serve to satisfy the parking requirements established for a residence in Chapter 4 of this ordinance providing that there is also a Hard Surface drive from the street to the Accessory Garage.

(b) The minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any wall surface or extension on the Garage structure, shall not be less than ten (10) feet. The eaves of either structure shall not extend more than twelve (12) inches into the required ten (10) foot separation.

(d) Structure shall be designed with the intended use of storing vehicles designed for transportation or recreation.

(e) Garage Accessory shall compliment the color scheme of the existing dwelling. Significance of colors shall be determined by the planning staff at the time of plan review. ¹⁹⁸

(f) If the structure is not intended to meet the requirements of Chapter 4 for a residence as stated in (2) (a) (ii) it shall have a Hard Surface drive from the street to the garage unless the structure is behind a 6-foot solid fence with gates then the Hard Surface shall extend from the street to behind the fence gates. ¹⁹⁸

(3) Garage Detached

(a) A Garage Detached, as defined in this ordinance, may satisfy the parking requirements established for a residence in Chapter 4 of this ordinance providing that there is also a Hard Surface drive from the street to the Detached Garage.

(b) The minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any property line shall meet the requirements established in this ordinance for the applicable zone. The minimum distance from a wall surface or any extension on the structure to the wall surface or extension on the residence shall be a minimum of ten (10) feet.

(c) Structure shall be designed with the intended use of storing vehicles designed for transportation or recreation.

(d) Garage Detached shall have the same architectural features; utilize the same building materials and same pattern as the existing dwelling. Street view of the structure shall be similar in the use of materials, brick, rock, etc., as the residence on the lot. Sides and rear of the structure may utilize less primary materials, siding, stucco, etc., found on the residence. Equality of materials and features shall be determined by the planning staff at the time of plan review. Allowances may be made when considering the availability of materials due to the age of the original structure.

(4) Accessory Buildings and Sheds General Requirements: The following requirements apply to Accessory Buildings and Sheds:

(a) Structures shall meet the minimum setback requirements established in this ordinance for the zone.

- (b) The structure shall be located in the rear yard setback as defined in this ordinance with a minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any wall surface or extension on the structure, shall not be less than ten (10) feet.
- (c) Eaves shall not extend into any setback or separation requirements established in this ordinance for the zone by more than twelve (12) inches.
- (d) All run-off from the roof, drive or any Hard Surface associated with the structure shall be designed to drain onto the building lot where the structure ~~is~~ located.
- (e) Adherence to the maximum impervious surface ratio.
- (f) A curb cut shall NOT be established to provide access to the structure.
- (g) Construction shall meet the requirements of the International Residential Code or International Building Code as applicable.
- (h) Structure shall not be designed with the ability to store vehicles intended for transportation or recreation, access into the structure shall be less than six (6) feet wide.
- (i) Accessory Buildings or Sheds, as defined in this ordinance, do not meet the parking requirements of Chapter 4 of this ordinance.
- (j) Accessory Buildings shall compliment the color scheme of the existing dwelling. Significance of colors shall be determined by the planning staff at the time of plan review.
- (5) Carport General Requirements ¹⁹²
- (a) Carports associated with structures other than single family dwellings shall be evaluated and approved as part of the site plan approval process.
- (b) Eaves shall be measured from the exterior wall where one exists and from the exterior of support posts where no wall exists.
- (c) Carports shall have a Hard Surface, concrete or asphalt, under the roof area.
- (d) Any Carport shall have a solid wall, adjacent to the closest property line, when located closer than 10-feet to an adjacent property line if no privacy fence is present between the carport and adjacent property.
- (e) Carport Attached
- (i) Attached carports intended to satisfy requirements of Chapter 4 shall have an enclosed storage area of at least 150 square feet in size, minimum 8-foot interior height, at grade level.
- (e) Carport Accessory
- (i) The minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any wall surface or extension on the Carport, shall not be less than ten (10) feet. The eaves of either structure shall not extend more than twelve (12) inches into the required ten (10) foot separation.
- (ii) Structure shall be designed with the intended use of storing vehicles designed for transportation or recreation.
- (iii) If intended to meet the parking requirements of § 28-4 it shall have a Hard Surface drive from the street to the carport. If not intended to meet requirements of § 28-4 it shall have a Hard Surface drive from the street to the carport unless the structure is behind a 6-foot solid fence with gates then the Hard Surface shall extend from the street to behind the fence gates. ¹⁹⁸
- (f) Carport Detached
- (i) The minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any wall surface or extension on the structure, on the lot, shall meet the minimum setback requirements established for a Detached Garage.
- (ii) It shall have a Hard Surface drive from the street to the structure.
- (iii) Structure shall be designed with the intended use of storing vehicles designed for transportation or recreation.
- (iv) Carport Detached shall have similar architectural features and utilize similar colors and materials as on the dwelling on the lot. In this case similar is intended to be complementary to the design of the dwelling.
- (6) Nonconforming Structures
- (a) Any Garage Accessory, Garage Detached, Accessory Building, or Accessory Building Large Lot that does not conform to the requirements of this ordinance, that has been declared a nuisance or unsafe for occupancy by authority of the City Code, health code, or building codes, shall not be repaired unless it is brought into significant compliance with the requirements of this code. Any Garage Accessory that is demolished shall not be reconstructed unless it complies with the requirements of this ordinance.
- (b) Any Shed that does not conform to the requirements of this ordinance, that has been declared a nuisance or

unsafe by authority of the City Code, health code, or building codes, shall not be repaired or reconstructed unless it is brought into significant compliance with the requirements of this code.

28-4-4 **Parking Space for All Residential Dwelling Units.**^{148, 198} In all zones with a permitted, conditional or nonconforming residential use, in accordance with other sections of this chapter, there shall be provided in the type of structure or space indicated sufficient parking of automobiles. If two (2) or more parking spaces are required the parking spaces must be side-by-side with direct access from a driveway or drive-lane. All required parking shall be upon a Hard Surface with Hard Surface access and properly located. For new buildings or structures, additional units, or for the enlargement or increase in capacity, floor area, or guest rooms of an existing main building or structure, there shall be the following minimum number of permanently maintained parking spaces on the same lot with the main building as follows:

(1) **Apartments:** For apartments, parking requirements shall be as follows:

Table 4.4.1	Number of Parking Spaces ^a	Visitor Parking Per Unit ^a
Unit Type		
Studio	1.0	.25
1 Bedroom	1.5	.25
2 Bedroom	2.0	.25
3 Bedroom	2.0	.25
4 Bedroom	2.5	.25

^a At least fifty percent (50%) of all parking spaces shall be enclosed or have an overhead covering.

(2) **Assisted Living Facility with Resident Drivers:** One and one quarter (1.25) stalls per unit plus one (1) space for each employee on the highest shift.

(3) **Assisted Living Facility no Resident Drivers:** One (1) stall for every 2 (two) beds.

(4) **Dwellings:** In all zones where these type of residential units are allowed there shall be provided:

Table 4.8.1 ¹⁹⁸		
Type of Unit	Number of Spaces	Other Parking Spaces
Single Family	2 ^a	
Two Family	4	
Three Family	6	2
Four Family	8	2

^a Refer to the applicable Zone chapter for additional requirements associated with the specific zone.

(5) **Qualification:** To meet the requirements of a parking space: a space shall have a Hard Surface with Hard Surface access and properly located with a minimum size of ten (10) feet by twenty (20) feet.¹⁰⁴

(6) **Conversion of Required Parking Space into Living Space:** In the event that an attached garage or carport is to be converted into living space, the parking spaces required by § 28-4-4(4) shall be relocated on site prior to the existing attached garage or carport being converted into living space. Exception: Model home is outlined elsewhere in this ordinance.

28-4-5

(13) Institutional Uses: Hospitals, sanatoriums, convalescent hospitals: One (1) space for each two-bed capacity, plus one (1) space for every employee at the highest shift.

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(4) **Driveways and Accessory Parking:** ¹⁷³

(a) All driveways, streets, isles, etc. intended to provide a means of access to parking spaces intended to meet the requirements of this chapter shall be paved with a Hard Surface and shall have a Hard Surface approach designed to meet the requirements of the Clinton City Engineering and Standard Specifications.

(b) Accessory parking areas on a lot with a single family residential unit with an established driveway that meets the requirements of “a” above are allowed within the front setback area of a lot based upon the following criteria:

Table 12.4.1 ADD footnote for side lot setback “^d When an attached structure meeting the parking requirements of § 28-4 is not included with construction plans for a dwelling the side lot setback requirements shall be increased by 21-feet on one side of the dwelling.”

Table 12.4.1		
Front	Major Street	35 feet
	Other Street	30 feet
	Garage/ Carport Detached	Same as Dwelling
	Dwelling	10 feet

		Non-Residential Building	20 feet
		Accessory Garage/Carport	3 feet rated structure 5 feet non-rated structure
		Detached Garage/Carport	10 feet
		Accessory Building	3 feet rated structure 5 feet non-rated structure
		Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure
		Shed	3 feet
		Side, street ^d	Major Street
	Other Street		30 feet
	Accessory Garage/Carport		30 feet ^b
	Detached Garage/Carport		Same as Dwelling
	Accessory Building		30 feet ^b
	Accessory Building Large Lot		30 feet ^b
	Shed		30 feet ^c
	Rear	Main Building	30 feet
		Accessory Garage/Carport	3 feet rated structure 5 feet non-rated structure ^a
		Detached Garage/Carport	Same as Dwelling
		Accessory Building	3 feet rated structure 5 feet non-rated structure ^a
		Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure ^a
		Shed	3 feet ^a

^a Except 10 feet where building rears on the side yard of adjacent corner lots

^b These buildings shall not gain access from a minor arterial or principal arterial streets.

^c Three feet if behind a solid fence.

^d When an attached structure meeting the parking requirements of § 28-4 is not included with construction plans for a dwelling the side lot setback requirements shall be increased by 21-feet on one side of the dwelling.

Table 12.4.3 Distance from Dwelling

Accessory Garage/Carport	Behind On Lot	10 feet
	On Adjacent Lot	20 feet
Detached Garage/Carport	Side	10 feet
Accessory Building	Behind	10 feet
Accessory Building Large Lot	On Lot	40 feet
	On Adjacent Lot	20 feet
Shed	On Lot	10 feet behind
	On Adjacent Lot	18 feet

28-12-2(12) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, incidental to any permitted use.

28-12-3(11) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, incidental to an approved conditional use and approved during site plan review.

28-12-4(7) Garages, accessory buildings, sheds, carports and distances from the property lines when associated with a use that is not a dwelling will be evaluated during a site plan review as established in § 28-3-10. Distances outlined above, for a dwelling, will be used as a guide and where the use being evaluated is adjacent to a lot with an existing dwelling the distances outlined above will be followed. Consideration for reducing distances during site plan review will be based upon mitigation proposed to reduce impact upon adjacent properties.

28-13-2(7) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, incidental to any permitted use.

28-13-3(7) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, incidental to an approved conditional use and approved during site plan review.

Table 13.4.1

Front	Major Street	35 feet
	Other Street	30 feet
	Garage Detached	Same as Dwelling
Side, interior ^d	Dwelling	10 feet
	Non-Residential Building	20 feet
	Accessory Garage	3 feet rated structure 5 feet non-rated structure
	Detached Garage	10 feet
	Accessory Building	3 feet rated structure 5 feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure
	Shed	3 feet
Side, street ^d	Major Street	35 feet
	Other Street	30 feet
	Accessory Garage	30 feet ^b
	Detached Garage	Same as Dwelling
	Accessory Building	30 feet ^b
	Accessory Building Large Lot	30 feet ^b
	Shed	30 feet ^c
Rear	Main Building	30 feet
	Accessory Garage	3 feet rated structure 5 feet non-rated structure
	Detached Garage	Same as Dwelling
	Accessory Building	3 feet rated structure 5 feet non-rated structure ^a
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure ^a
	Shed	3 feet ^a

^a Except 10 feet where building rears on the side yard of adjacent corner lots

^b These buildings shall not gain access from a minor arterial or principal arterial streets.

^c Three feet if behind a solid fence.

^d When an attached structure meeting the parking requirements of § 28-4 is not included with construction plans for a dwelling the side lot setback requirements shall be increased by 21-feet on one side of the dwelling.

Table 13.4.3 Distance from Dwelling

Accessory Garage/Carport	Behind On Lot	10 feet
	On Adjacent Lot	20 feet
Detached Garage/Carport	Side	10 feet
Accessory Building	Behind	10 feet
Accessory Building Large Lot	On Lot	40 feet
	On Adjacent Lot	20 feet
Shed	On Lot	10 feet behind
	On Adjacent Lot	18 feet

Correct numbering after 28-13-3 correct 28-13-2 to 28-13-4

28-13-4(7) Garages, accessory buildings, sheds, carports and distances from the property lines when associated with a use that is not a dwelling will be evaluated during a site plan review as established in § 28-3-10. Distances outlined above, for a dwelling, will be used as a guide and where the use being evaluated is adjacent to a lot with an existing dwelling the distances outlined above will be followed. Consideration for reducing distances during site

plan review will be based upon mitigation proposed to reduce impact upon adjacent properties.

TABLE 14.2 ^{118, 198}		RESIDENTIAL ZONES					
USES		R-1-6	R-1-8	R-1-8a ²⁵	R-1-9 ^{21, 24}	R-1-10	R-1-15 ⁵²
P = Permitted C = Conditional N = Not Permitted A = Accessory ¹³⁴							
4.	Garages, accessory buildings, sheds, carports and uses customarily incidental to any permitted use. ¹⁶⁹	P	P	P	P	P	P
25.	Garages, accessory buildings, sheds, carports uses customarily incidental to any non-residential use. ¹⁶⁹	Structures will be evaluated along with application for primary use when evaluating a site plan as established in § 28-3-10					

TABLE 14.3 ^{118, 183}		RESIDENTIAL ZONES							
SITE DEVELOPMENT STANDARDS		R-1-6	R-1-8	R-1-8a ²⁵	R-1-9 ^{21, 24}	R-1-10	R-1-15 ⁵²		
3.	Minimum Yard Setbacks								
	1. Front								
		Main Street	35	35	35	35	35	35	
		Other Street	20	30	25	30	30	30	
	2. Side ¹⁶⁹								
		Interior Lot – Dwelling	8/10 ^b	8/10 ^b	5/8 ^b	8/10 ^b	10/10 ^b	10/10 ^b	
		Facing Main Street – Dwelling	35	35	35	35	35	35	
		Facing Other Street - Dwelling	20	20	20	20	20	20	
		Detached Garages	Distances are the same as exist for a dwelling						
		Accessory Building	3' rated structure, 5' non rated structure						
		Side Yard Interior							
	Accessory Building Side Yard facing a Street	20	20	20	20	20	20		
	Shed	3	3	3	3	3	3		
	3. Rear ¹⁶⁹								
		Main Building and Detached Garages	25	25	25	25	30	30	
Main Building Main Street and Detached Garages		35	35	35	35	35	35		
Accessory Buildings and Sheds		3	3	3	3	3	3		
Accessory Building		20	20	20	20	20	20		
Side Yard facing a Street									
Shed	3	3	3	3	3	3			
4.	Building Height								
	1. Main Building								
		Minimum Stories	1	1	1	1	1	1	
		Maximum Stories	2½	2½	2½	2½	2½	2½	
		Maximum Height (feet)	35	35	35	35	35	35	
	2. Other Structures ¹⁶⁹								
		All							
		Accessory Building	Maximum Stories	1	1	1	1	1	1
			Minimum Height (feet)	12	12	12	12	12	12
		Accessory Building Large Lot	Maximum Height (feet)	25	25	25	25	25	25
			Minimum Height (feet)	12	12	12	12	12	12
		Shed	Maximum Height (feet)	30	30	30	30	35	35
Minimum Height (feet)			6	6	6	6	6	6	
	Maximum Height (feet)	16	16	16	16	16	16		
7.	Garages, accessory buildings, sheds, carports and distances from the property lines when associated with a use that is								

not a dwelling will be evaluated during a site plan review as established in § 28-3-10. Distances outlined above, for a dwelling, will be used as a guide and where the use being evaluated is adjacent to a lot with an existing dwelling the distances outlined above will be followed. Consideration for reducing distances during site plan review will be based upon mitigation proposed to reduce impact upon adjacent properties.

- a Corner lots not to be included in averaging.
- b When an attached structure meeting the parking requirements of § 28-4 is not included with construction plans for a dwelling the side lot setback requirements shall be increased by 21-feet on one side of the dwelling.
- c Reserved
- d Reserved
- e Reserved
- f Reserved
- g The accessory building size is limited by the overall impervious surface ratio of the rear yard.
- h The impervious surface ratio is calculated based upon the impervious surface within any required side or rear yard minimum setback.
- i Applies to subdivisions approved after March 30, 2005. For subdivisions approved prior to March 30, 2005, the Single Dwelling Unit Footprint is 950 square feet and minimum living space is 950 feet for all “R” zones.

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28-15-2(5) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, incidental to any permitted use.

28-15-3(3) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, approved during site plan review and incidental to an approved conditional use.

Table 15.4		NUMBER OF DWELLINGS						
MINIMUMS		1	2	3	4	5	6	
Lot Area Square Feet		6,000	7,500	10,750	14,500	16,500	21,500	
Lot Width		60	75	85	85	90	100	
Yard Set-Backs ^a	Front	20	30	30	30	30	30	
	Side, ^d (interior)	Dwelling	10	20	20	20	20	20
		Other Main Building	10	20	20	20	20	20
	Side, ^d (exterior)	Major Streets	30 feet					
		Other Streets	20 feet					
	Rear	25 feet						
Garages, Accessory Buildings, Sheds, and Carports	Distances from the property lines will be evaluated during a site plan review as established in § 28-3-10. Distances outlined above, for a dwelling, and in the “R” Zones for the type of structure will be used as a guide. Consideration for reducing distances during site plan review will be based upon mitigation proposed to reduce impact upon adjacent properties.							
Building Height ¹⁶⁹	Minimum	1 story						
	Maximum	2 ½ story or 35 feet						
	Accessory Building	Minimum 12 feet, Maximum 20 feet, Maximum 1 story						
	Shed	Minimum 6 feet, Maximum 16 feet, Maximum 1 story						
Building Size ¹⁶⁹	Dwelling	850 square feet minimum except townhouses and other similar attached 2-story units may have a ground floor minimum of 550 square feet						
	Accessory Building	600 square feet maximum per unit.						
	Shed	200 square feet maximum individual structure per unit.						

^a Exception: Front setback from any Major Street shall be a minimum of 35 feet

^d When an attached structure meeting the parking requirements of § 28-4 is not included with construction plans for a dwelling the side lot setback requirements shall be increased by 21-feet on one

side of the dwelling.

TABLE 19.4 ^{61, 123} PERFORMANCE ZONE USES		DESIGN REVIEW	PERMITTED/ CONDITIONAL	GENERAL USE CATEGORY (SEC. 15)	
1.000	RESIDENTIAL				
1.100	Single-Family Residences (see section 19.29)				
1.150	Immediate Family Dwelling Unit (see section 19.29)				
1.200	Two-Family Residences (see section 19.29)				
1.400	Miscellaneous, rooms for rent situations				
	1.410	Bed and Breakfast	DR	P	Commercial
	1.420	Tourist homes and other temporary residences renting by the day or week	DR	P	Commercial
	1.430	Hotels, motels, and similar business or institutions providing overnight accommodations	DR	P	Commercial
1.500	Temporary on site storage containers for emergency construction or repair of residences, with the following stipulations a. Must be placed on a Hard Surface b. Can only be present for 3 months out of a 12 month period			P	Footnote ^a
1.600	Home Business ¹⁷⁹			P	
1.700	Garage and Yard Sales ¹⁷⁹			P	
1.800	Garages, accessory buildings, sheds, and carports when associated with a residential use will be evaluated per Table 19.29.2				
23.000	Garages, accessory buildings, sheds, and carports when associated with a use that is not a residential use will be evaluated during the site plan review as established in § 28-3-10.				

Table 19.29.2 Development Standards				Conventional Subdivision	Performance Subdivision ^a	
1.	Minimum Lot Frontage	Interior Width		65	None	
		Corner Width		65	None	
2.	Minimum Yard Setbacks (feet)	1.	Front	Main street	35	35
				Other street	20	20
		2.	Side	Interior lot	8/10	20
				Facing major street	35	35
				Facing other street	20	20
			Garages, accessory buildings, sheds, and carports	3 feet rated 5 feet non-rated	3 feet rated 5 feet non-rated	
3.	Rear	Main building	25	25		
		Garages, accessory buildings, sheds, and carports	3 feet rated 5 feet non-rated	3 feet rated 5 feet non-rated		
3.	Building Height	Minimum stories		1	1	
		Maximum stories		2.5	3	
		Maximum feet		35	35	
		Garages, accessory buildings, sheds, and carports		6' minimum, 1 story max, ≤ to main building on lot	6' minimum, 1 story max, ≤ to main building on lot	

	4.	Building First Floor Area (sq. ft.)	Dwelling unit minimum	850	800
			Garages, accessory buildings, sheds, and carports	850	Evaluated during a site plan review as established in § 28-3-10.
	5.	Impervious Surface Ratio	25% The impervious surface ratio is calculated based upon the impervious surface within any required side or rear yard minimum setback.		
<p>^a Applies to building rather than individual units</p> <p>Commissioner Coombs re-opened the public hearing at 8:04 p.m. There was no public present to comment. The public hearing closed was closed at 8:05 p.m.</p>					
CONCLUSION	<p>Commissioner Buckles moved to approve ordinance 15-01Z amending Title 28, Zoning and Real Property and forward a recommendation to the City Council for adoption. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Labrecque, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Ritchie, aye; Commissioner Coombs, aye.</p>				
ADJOURNMENT	<p>Commissioner Briggs moved to adjourn the meeting. Commissioner Thompson seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:13 p.m.</p>				