



Planning Commission

June 3, 2015

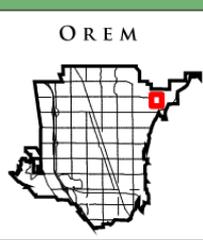
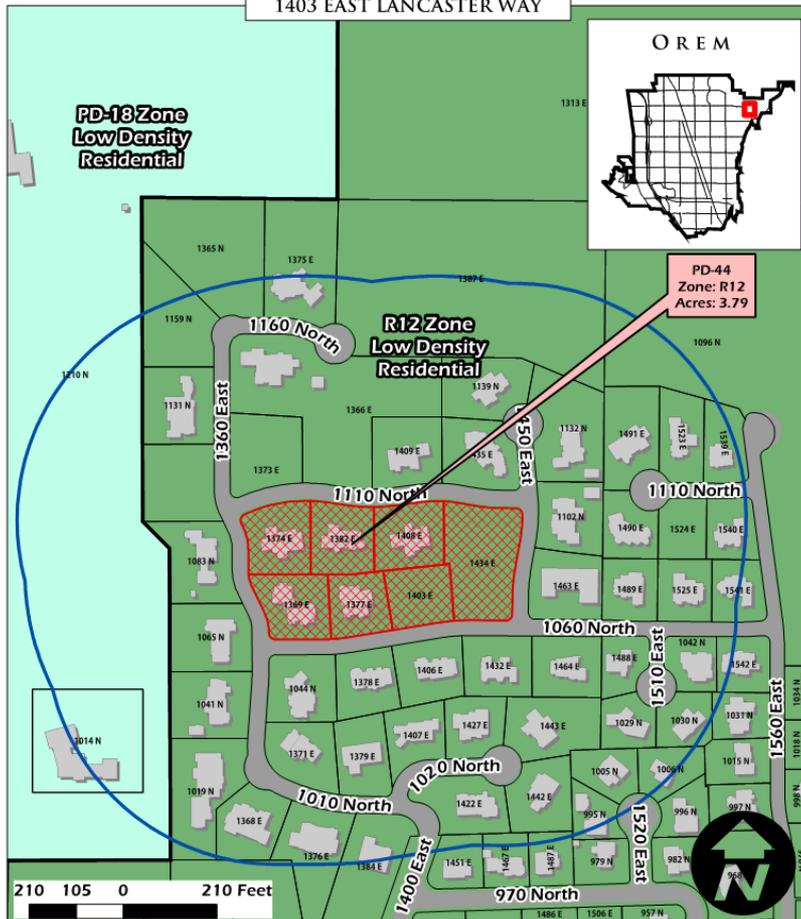
Item #: 4.1

PUBLIC HEARING – Amending Section 22-5-1, and enacting Section 22-11-57, PD-44 zone, and amending Article 22-5-3(A) and the zoning map of Orem City by zoning property located generally at 1450 East 1060 North from the R12 zone to the PD-44 zone.

Applicant: George Bills

PD44 ZONE

1403 EAST LANCASTER WAY



PD-44
Zone: R12
Acres: 3.79

PD-18 Zone
Low Density
Residential

R12 Zone
Low Density
Residential



◆ PD-44 Zone:
R12 Zone; 3.79 Acres

NIA CONTACT:
Canyon View
Neighborhood

- Legend
- Notification Boundary
 - PD-44 Zone
 - Buildings
 - Parcels



Background Information

- Applicant is proposing to construct a covered tennis court on their property
- PD-44 ordinance would allow properties within the PD-44 zone larger than 1 acre (1 property) to have accessory structures with footprints of up to 25% of the lot size
 - Building height max = 35 feet
 - Accessory structure setbacks:
 - Front: 42 feet
 - Side facing street: 25 feet
 - Rear: 10 feet
- Allows other properties to have accessory structures with footprints up to 10% of the lot

Aerial View

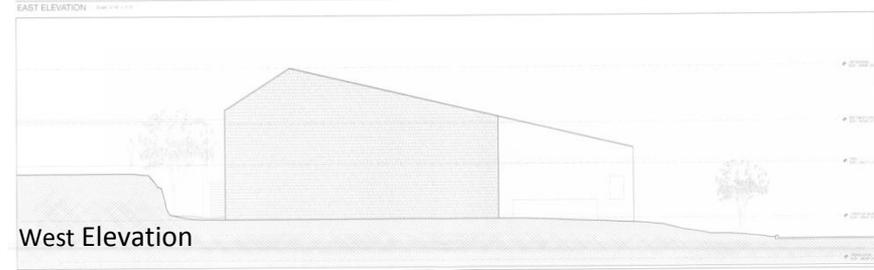
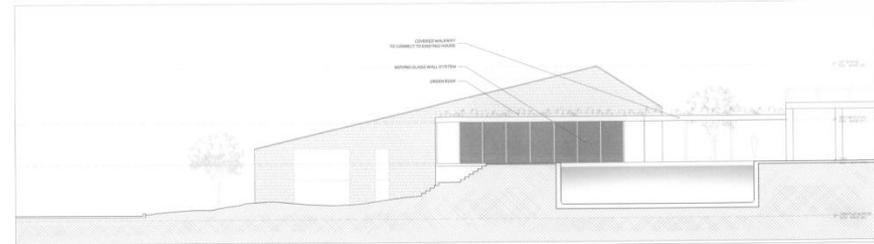
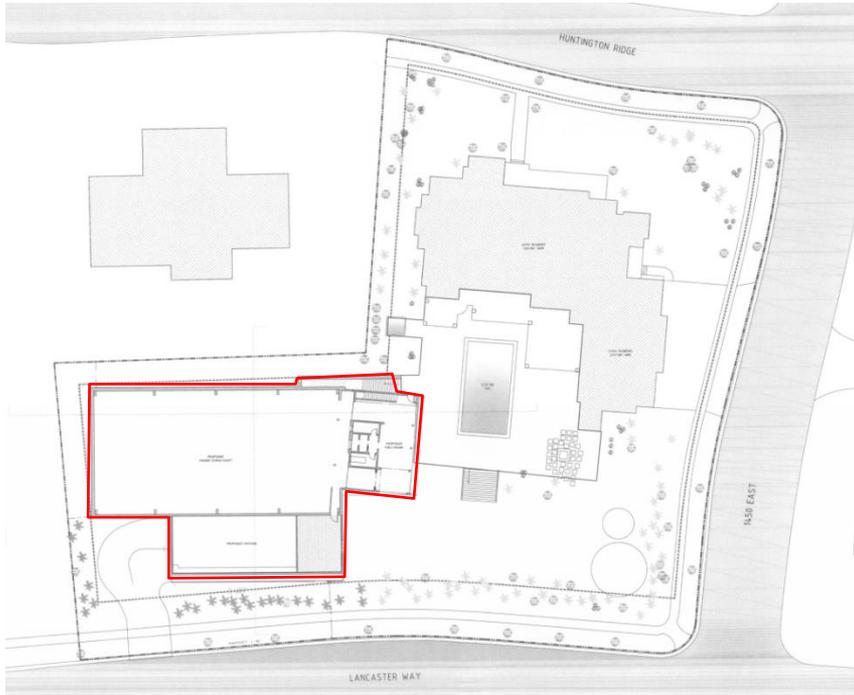


Site Photos

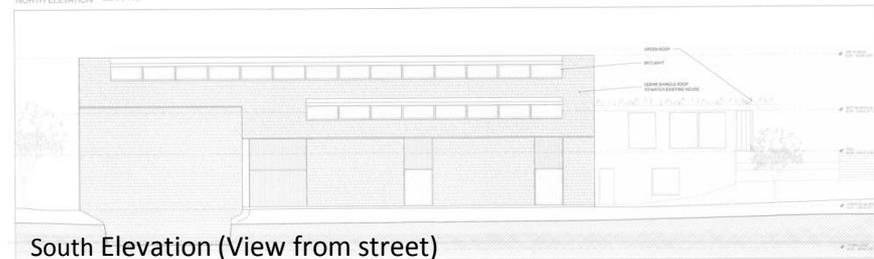
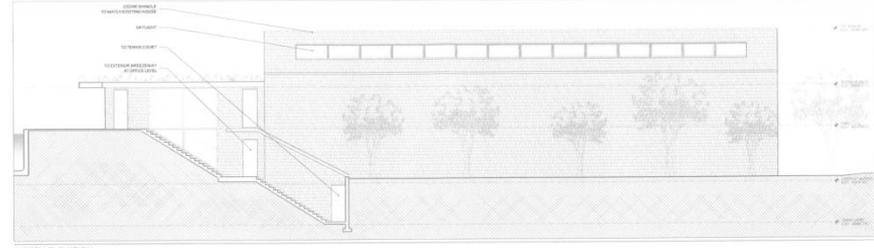


Proposed Structure

Site Plan



West Elevation



South Elevation (View from street)

Advantages of the proposal:

- The proposal allows the owners within the PD-44 zone to construct an accessory structure up to 25% of the total lot coverage
- Limits large accessory structures to lots greater than one (1) acre.

Disadvantages of the proposal:

- Should not be using PD's to make small adjustments to current residential zones.

22-11-57 PD-44 Residential Estate Zone.

- A. **Purpose.** The purpose of the PD-44 Zone is to provide an area within the City where residential estate uses on lots of at least forty two hundredths (0.42) of an acre may be developed and that may develop with an enclosed recreational facility as regulated in this section.
- B. **Additional Regulations.** Refer to the following Articles for additional regulations:
1. Article IV, Conditional Use Permits.
 2. Article XIV, Supplementary Regulations.
 3. Article XV, Off-street Parking.
- C. **Zone Boundary.** The boundaries of the PD-44 Zone are designed on the Zoning Map of the City of Orem, Utah.
- D. **Permitted Uses.** Residential dwellings and associated accessory uses and structures shall be permitted uses in the PD-44 Zone.
- E. **Conditional Uses.** A property owner shall obtain a conditional use permit for any accessory structure that with a footprint that is twelve one thousand (12,000) square feet in area or larger or greater and/or twenty-four feet (24') above finished grade. A property owner requesting a bubble type covering or enclosure for recreational facilities shall obtain a conditional use permit from the City Council prior to its erection.
- F. **Prohibited Uses.** Any use not listed in subsections (D) and (E) above are prohibited.
- G. **Residential Square Footage.** The minimum square footage for residential dwellings in the PD-44 Zone shall be two thousand two hundred (2,200) square feet of finished floor area above grade for a single story dwelling, and three thousand (3,000) square feet above grade for multiple story dwellings. The required square footage is exclusive of open porches and garages.
- H. **Building Heights.**
1. Residential dwellings shall not exceed forty-three feet (43') in height above the average grade of earth at the foundation wall.
 2. Accessory buildings/structures shall not exceed twenty-four feet (24') thirty-five (35) in height.
- I. **Residential Setbacks.** The minimum setbacks for residential dwellings shall be as follows:
1. Front: 32 feet from the back of the curb.
 2. Rear: 25 feet.
 3. Side: 20 feet.
 4. Corner lots: Same as R12 zone requirements
- J. **Accessory Building Setbacks.** The minimum setbacks for accessory buildings shall be as follows:
1. Front facing a dedicated street: 42 feet from the back of curb.
 2. Side facing a dedicated street: 25 feet from the back of curb.
 3. Rear and side not adjacent to a street: 10 feet. For accessory building or structures requiring a conditional use permit the City Council may require greater setback distances for rear and side yards.
- K. **Fences.**
1. A fence with a maximum height of seven feet (7') may be placed within the front yard setback, but shall not be located closer than twenty-nine feet (29') to the back of curb in the dedicated street.
 2. A fence with a maximum height of seven feet (7') may be placed within the side yard setback facing a dedicated street, but shall not be located closer than fourteen feet (14') to the back of curb on the dedicated street.
 3. Fences at street intersections shall not violate Section 22-14-10, Clear Vision Area, of this Chapter.
- L. **Additional Requirements.**
1. The total footprint area of all accessory buildings/structures shall not exceed ten percent (10%) of the area of the parcel on which they are located.
 2. However, on lots within the PD44 zone that exceed one acre in size, the total footprint area of all accessory building/structures shall not exceed (twenty five) 25% of the area of the parcel on which they are located.
 3. In areas where the PD-44 zone does not have specific requirements, the requirements of the R12 zone shall apply.