



PUBLIC HEARING – Amending Section 22-6-8(C)(3) and Section 22-6-8(E) of the Orem City Code pertaining to projections into setbacks in a residential zone



Current Ordinance:

- City ordinances currently allow certain building projections such as bay windows, box windows and chimneys to encroach up to 24 inches into a residential setback.
- Current ordinance does not define bay windows or box windows and also does not provide any guidance on how many bay windows can encroach into a setback or how large those bay windows can be.

Proposed changes:

- Clarifies what type of building projections may encroach into a setback.
- Clarifies the number and size of building projection. (No more than twenty-four (24”) inches into a setback and no wider than ten (10’) feet)
- No more than two permitted projections per dwelling
- Must be on separate elevations



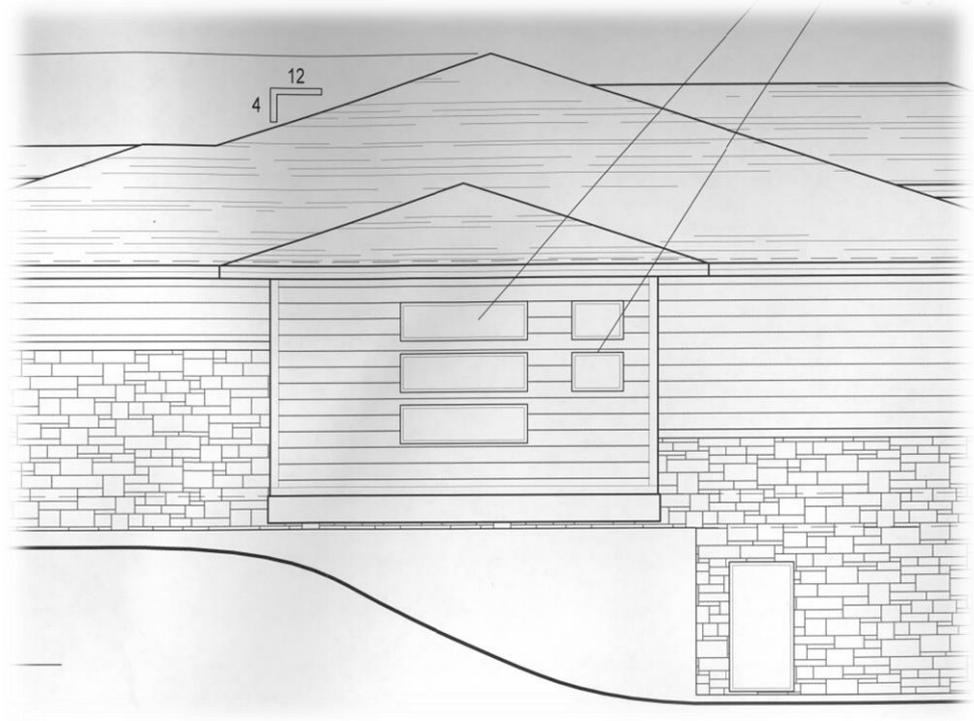
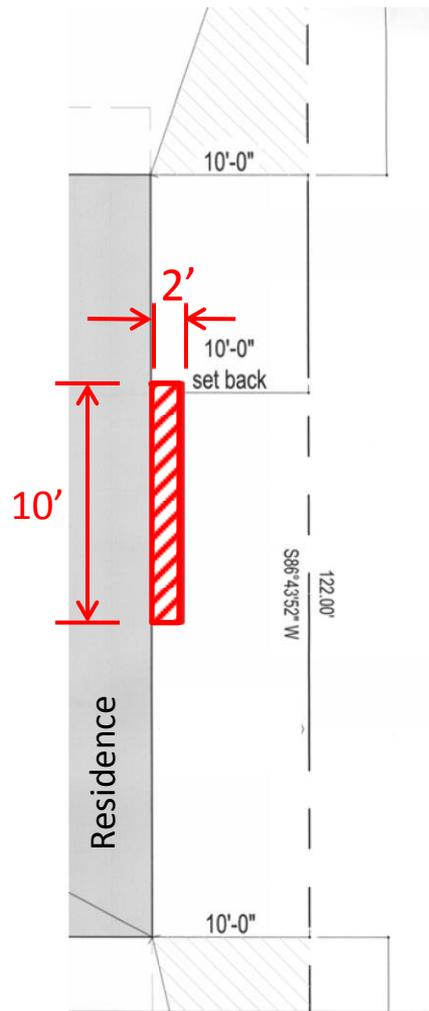
Proposed text:

a. Cantilevered extensions of a building (extensions that are not supported by a foundation) which may include but are not limited to R_roof overhangs, bay windows, box windows, chimneys, covered stairwells, and stairs, (collectively referred to as “projections”) may encroach into ~~at~~ the required setbacks a total of no more than twenty-four inches (24") provided that the width of any such projection is no more than ten (10) feet. A single-family residential structure may have no more than two (2) such projections into a required setback and each such projection must be located on a separate elevation. Eaves and projections shall not encroach over a public utility easement. Porches and the roofs over them may project up to five feet (5’) into a required front or rear yard setback. Nothing herein shall be construed to permit the encroachment of a projection into a required setback where such encroachment is prohibited by an applicable building code.

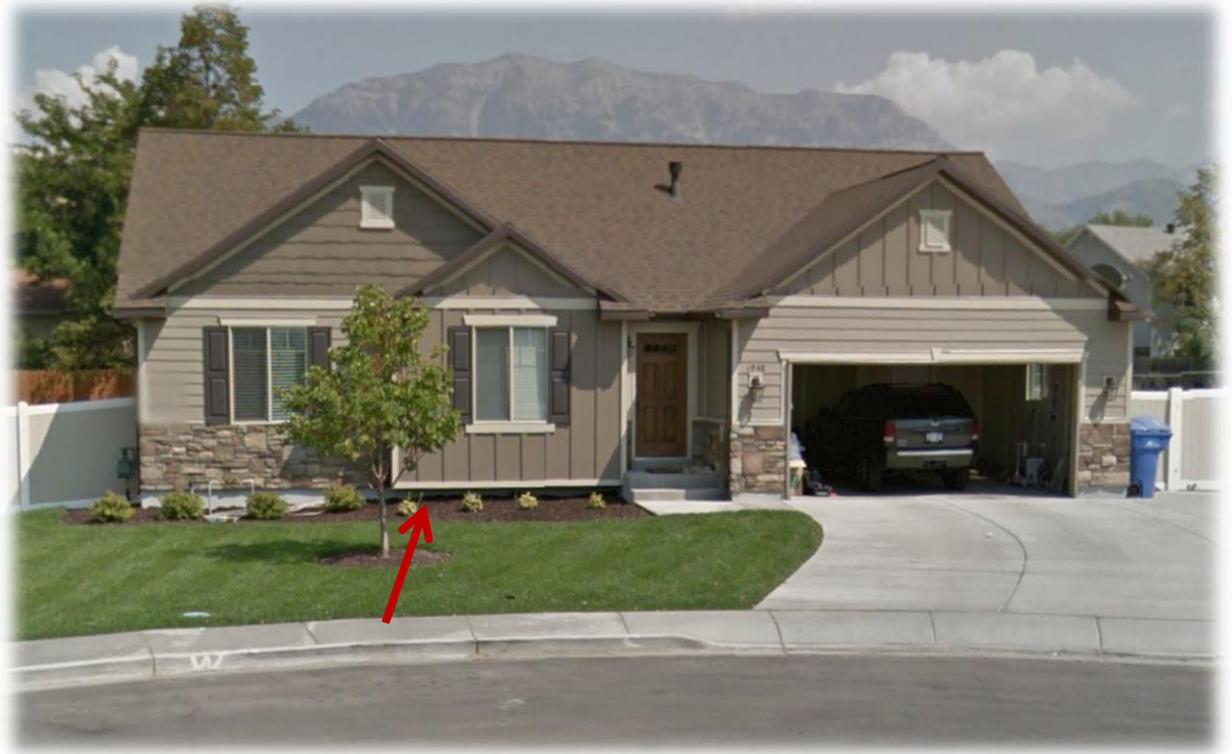
b. Covered decks/patios and decks/patios extending from upper floors of the main structure shall comply with the setback requirements of the zone. Uncovered decks/patios may extend to the side and rear property lines provided that the deck/patio floor level does not exceed eighteen inches (18") in height above the grade. If the uncovered deck/patio exceeds eighteen inches (18") in height above the grade, it shall be set back at least ten feet (10') from the side and rear lot lines.



Site Plan/Elevation Example







Advantages:

- Clarifies what types of building projections are allowed into a setback.
- Clarifies the number and size of building projections that are allowed.

Disadvantages:

- More definitively prohibits building projections that are supported by a foundation which some builders may see as a disadvantage.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-6-8(C)(3) and Section 22-6-8(E) of the Orem City Code pertaining to permitted projections into setbacks in a residential zone. Staff supports the recommendation of the Planning Commission.

