



KANAB
— UTAH —

Kanab City
Planning Commission
76 N Main, Kanab, UT 84741
435-644-2534

June 7, 2016 Meeting

Agenda

Facilitator: Chairperson, Joan Thacher

6:30 PM Call to Order and Approval of minutes of previous meeting
Motion; Second; Vote On Minutes

6:35 PM Public Comment Period, Call to the Public

Discussion. A review and discussion on Kanab City Land Use Ordinance regarding
Accessory Buildings [Staff;]

Public Hearing. A continued Public Hearing from May 17, 2016. Discussion of revisions
to the Kanab City Land Use Ordinance Chapter 4 to include outside
lighting restriction in the residential areas [Staff;]

Recommendation. Motion; Second; Discussion; Vote to Recommend revisions to the Kanab
City Land Use Ordinance Chapter 4 to include outside lighting restriction
in the residential areas.

Public Hearing. A continued Public Hearing from May 17, 2016. Discussion of revisions
to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density
Regulation], and 18-6 [Staff;]

Recommendation. Motion; Second; Discussion; Vote to Recommend revisions to the Kanab
City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6

Work Meeting. -Staff Report
-Commission Member Reports
-Council Member Liaison Report

Times listed for each item on the agenda may be accelerated as time permits, or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact RaeLene Johnson at the Kanab City Offices. **See entire packet online a minimum of 24 hours before the meeting at: <http://www.utah.gov/pmn>**

Summary in Chapters on Accessory Buildings

Chapter 1

Carport - A private garage not completely enclosed by walls or doors. For the purposes of this Ordinance, a carport shall be subject to all the regulations prescribed for a private garage.

Chapter 4

Section 4-9 Yards to be Unobstructed – Exceptions

Every part of a required yard shall be open to the sky, unobstructed except for trees, vegetation, accessory buildings in a rear yard, the ordinary projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than two and one-half (2 ½) feet, and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet.

Section 4-10 Area of Accessory Buildings – Guest Houses

A. No accessory building or group of accessory buildings in any residential district shall cover more than twenty-five (25) percent of the rear yard.

B. No building which is accessory to a single-family or multi-family dwelling shall be erected to a height greater than twenty-five (25) feet.

C. Accessory buildings shall not have fluorescent or metallic colors on the exterior of any structure.

D. Accessory building: All accessory buildings with the exception of private garages and guest houses shall be located at the rear of the primary residence and shall have rear yard and side yard setbacks as required by the Zoning Ordinance. Accessory buildings shall not be built over dedicated easements or septic systems.

E. Private Garages and Guest Houses: Shall have the same architecture, color scheme, materials and not be greater in height than the primary residential building if located in the side yard of the primary residence. The square footage of the garage or guesthouse shall not be greater than fifty (50) percent of the area of the main floor of the primary residence.

F. Cargo or other similar storage containers may be approved as an accessory building based on the following criteria:

1. Installation of appropriate fencing or other screening.

2. Painted with color scheme similar to the primary residence.

Section 4-26 Residential Zones Design Standards

D.

1. All dwelling units (building front) shall face the public street where adequate public street frontage exists, unless otherwise approved by the city council upon recommendation of the planning commission.

2. The City Council upon recommendation of the planning commission may reduce the front setback on a public street to fifteen feet (15') for homes with a covered, but otherwise open front porch. The front porch shall be part of the overall house design and extend at least one-half (1/2) of the width of the home with a minimum depth of eight feet (8'). The porch covering shall be part of the roof or roof extension and of the same material as dwelling and not simply an awning over the porch. The front setback to the garage or carport shall be at least twenty five feet (25') on public streets.

Chapter 16

Section 16-5

Modifying Regulations

1. Side Yards - On corner lots the side yard setback shall be the same as the front yard setback (refer to Section 16-4 above).

2. Accessory Buildings - All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and may have a side and rear yard of two (2) feet except on the street side of a corner lot.

3. Distance Between Buildings - No building, structure, or enclosure housing animals or fowl shall be constructed closer to a dwelling on the same or adjacent lots than fifty (50) feet.

Chapter 17

Section 17-5 Modifying Regulations

A. Side yards - On corner lots the side yard setback shall be the same as the front yard setback.

B. Accessory Buildings - All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and may have a rear yard and side yard of two (2) feet except on the street side of a corner lot.

**Proposed amendment to Chapter 4 Supplementary Regulations, to create a new
Section 4-33 Outdoor Residential Lighting**

4-33 Outdoor Residential Lighting

Down Lighting: To protect the views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.

The above restrictions do not apply to street lights or public parking lots.

Examples of Dark-Sky Sensitive Lighting



Possible Zoning Code amendment to RM (Multi Family) zones
 (new portion is underlined)draft #3 by BN 5/2/16

Chapter 18 Multi-Family Residential Zones

Section 18-4 Density Regulations

The density shall not exceed the densities given in the following table.

UNITS	MINIMUM LOT SIZE				
	RM-7	RM-9	RM-11	RM-13	RM-15
1 st unit	<u>12,000</u> <u>8,000</u> sq ft	<u>11,000</u> <u>7,000</u> sq ft	<u>10,000</u> <u>7,000</u> sq ft	<u>9,000</u> <u>7,000</u> sq ft	<u>8,000</u> <u>7,000</u> sq ft
2 nd unit	<u>6,000</u> <u>2,000</u> sq ft	<u>5,000</u> <u>2,000</u> sq ft	<u>4,000</u> <u>2,000</u> sq ft	<u>3,000</u> <u>2,000</u> sq ft	<u>2,500</u> <u>2,000</u> sq ft
Each additional unit	4,000 sq ft	3,500 sq ft	3,000 sq ft	2,500 sq ft	2,000 sq ft
Density of Existing formula on 1 ac (du/ acre)	6	7	9	12	15
Density w/ Revised formula (on 1 acre)	10	11.8	13.5	15.8	19.2

Montezuma Villa
16 units in two buildings
1.2 Acre



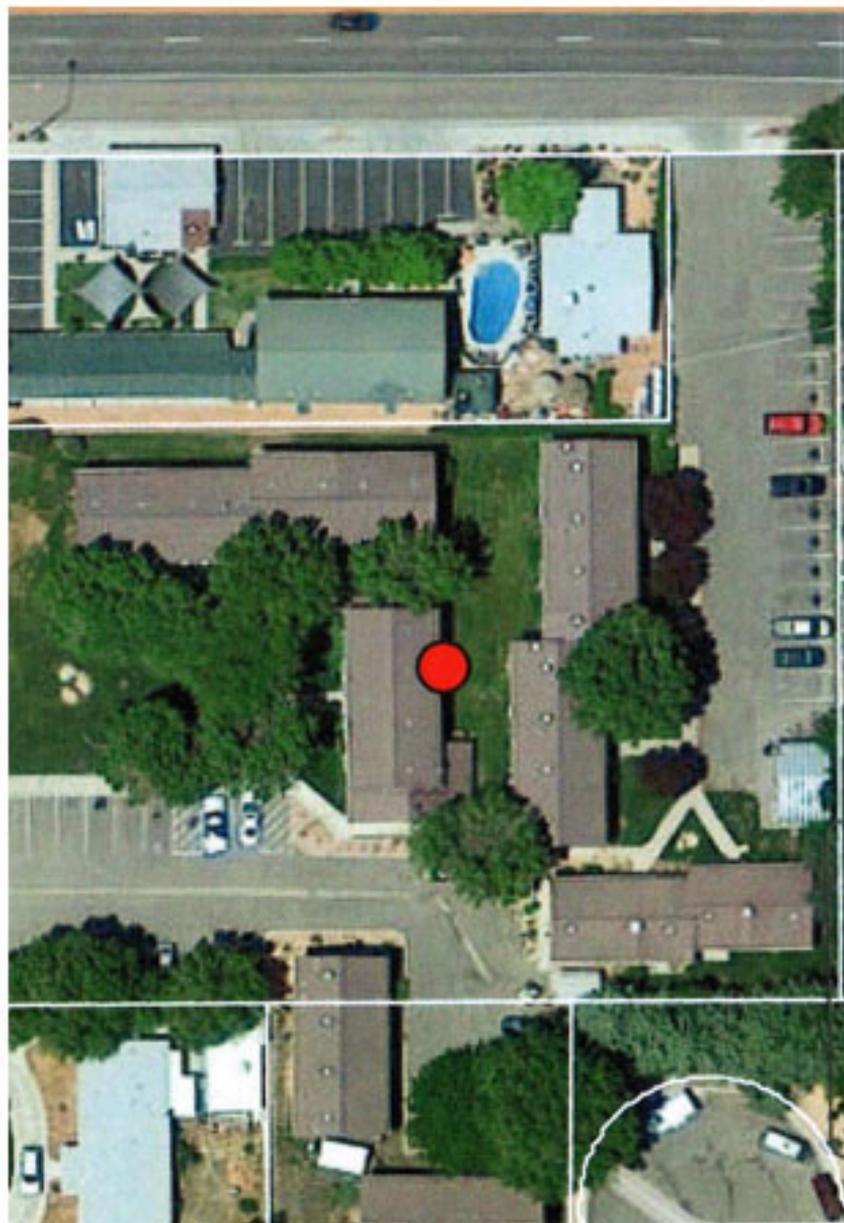
Kreekside Plateau



300 N and 240 W



Lazy Day



Possible Zoning Code amendment to RM (Multi Family) zones

(new portion is underlined)draft #4 by BN 5/24/16

Note: The purpose of this draft is to provide an alternate concept for the regulation of project density. Rather than prescribing a density formula (table, etc) with increasing lot size requirements based on the number of proposed units, the following draft relies on the site development standards to limit the maximum site density. The building height (35'), building coverage (50% max), parking (2.25 stalls/unit) and the landscaping (30% of site) will act to limit the amount of units feasible for a property. Smaller sized units could result in more overall units (ie, higher density), and larger units could result in less overall units (lower density). Credit for this concept goes to Attorney Jeff Stott, who raised this idea as a simpler way to deal with the issue of site density. In addition to simplifying the density issue, this concept would reduce the number of Multi Family zones from five to one, eliminating the need for a RM-7, RM-9, RM-11, RM-13, and RM-15 zones, and simply having one Multi Family zone.

Chapter 18 Multi-Family Residential Zones

Section 18-4 Density Regulations-Flexibility

The density shall ~~not exceed the densities given in the following table~~ is considered somewhat flexible and is subject to the approval of a site development plan by the City Council upon recommendation of the Planning Commission, per Chapter 9 Site Plan Review. The proposed project density must comply with the site development standards set forth in the Kanab Land Use Ordinance, and more specifically with the building height limitations set forth in section 18-3, the parking requirements in section 6-4, and the building coverage and landscaping standards set forth in section 18-6.

Note: The following table is deleted.

UNITS	MINIMUM LOT SIZE				
	RM-7	RM-9	RM-11	RM-13	RM-15
1st unit	12,000 sq ft	11,000 sq ft	10,000 sq ft	9,000 sq ft	8,000 sq ft
2nd and each additional unit	6,000 sq ft	5,000 sq ft	4,000 sq ft	3,000 sq ft	2,500 sq ft

Section 18-5 Area, Width, and Yard Requirements (Replaces existing table)

Zone	Area	Width	Front Setback	Side Setback	Rear Setback
RM	12,000	100'	25'	10'	10'

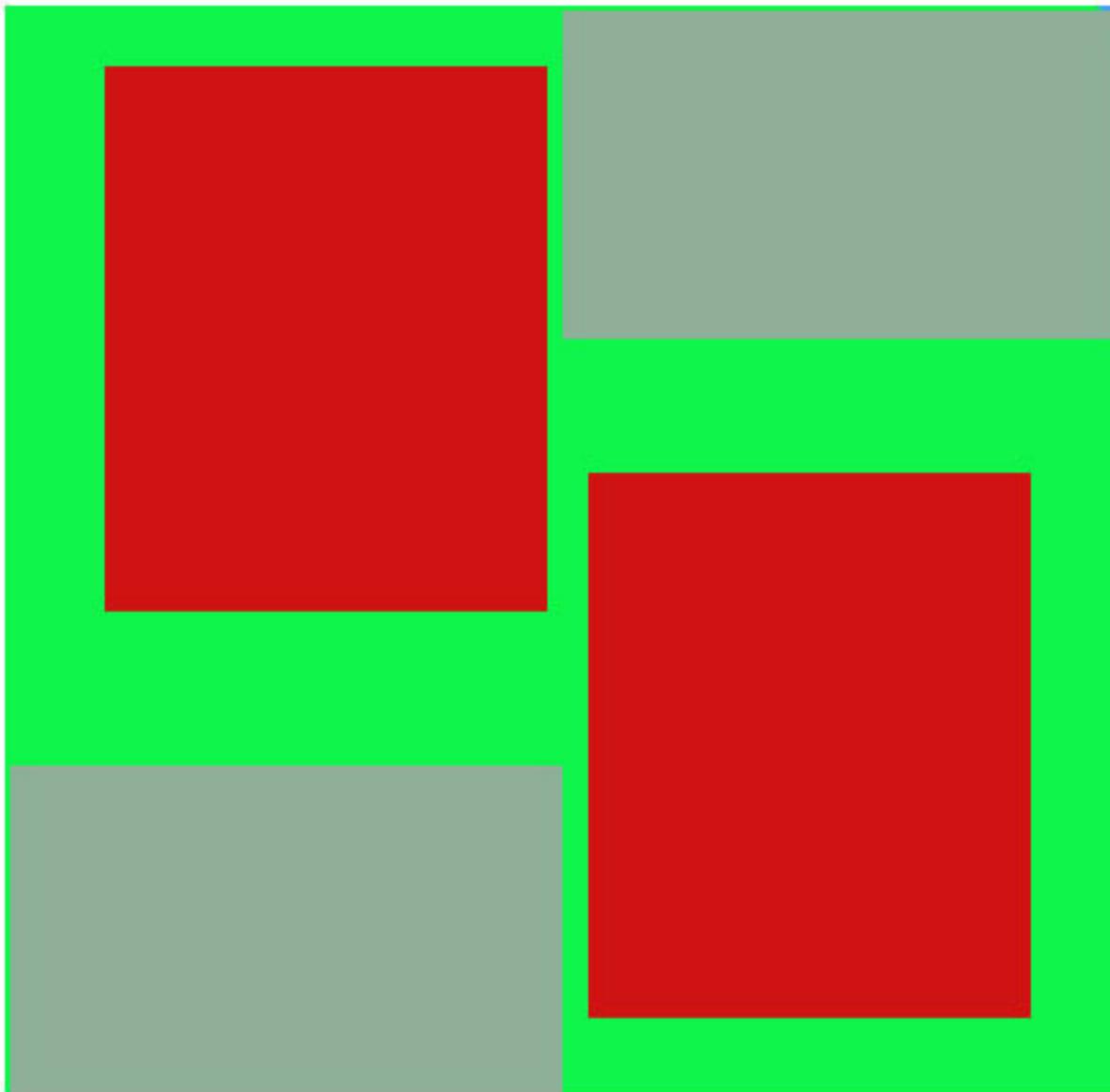
Land Percentage Based Density



* The number of units will determine the number of parking spaces based on the 2.25 parking spaces for each unit. The required parking will in turn dictate the % required and therefore may reduce the percent allowed for the building(s). This will always remain true if you maintain a strict 30 % requirement for landscaping.

Percentage Based Density

- X 40 % Building
- X 30 % Landscaping
- X 30 % Parking

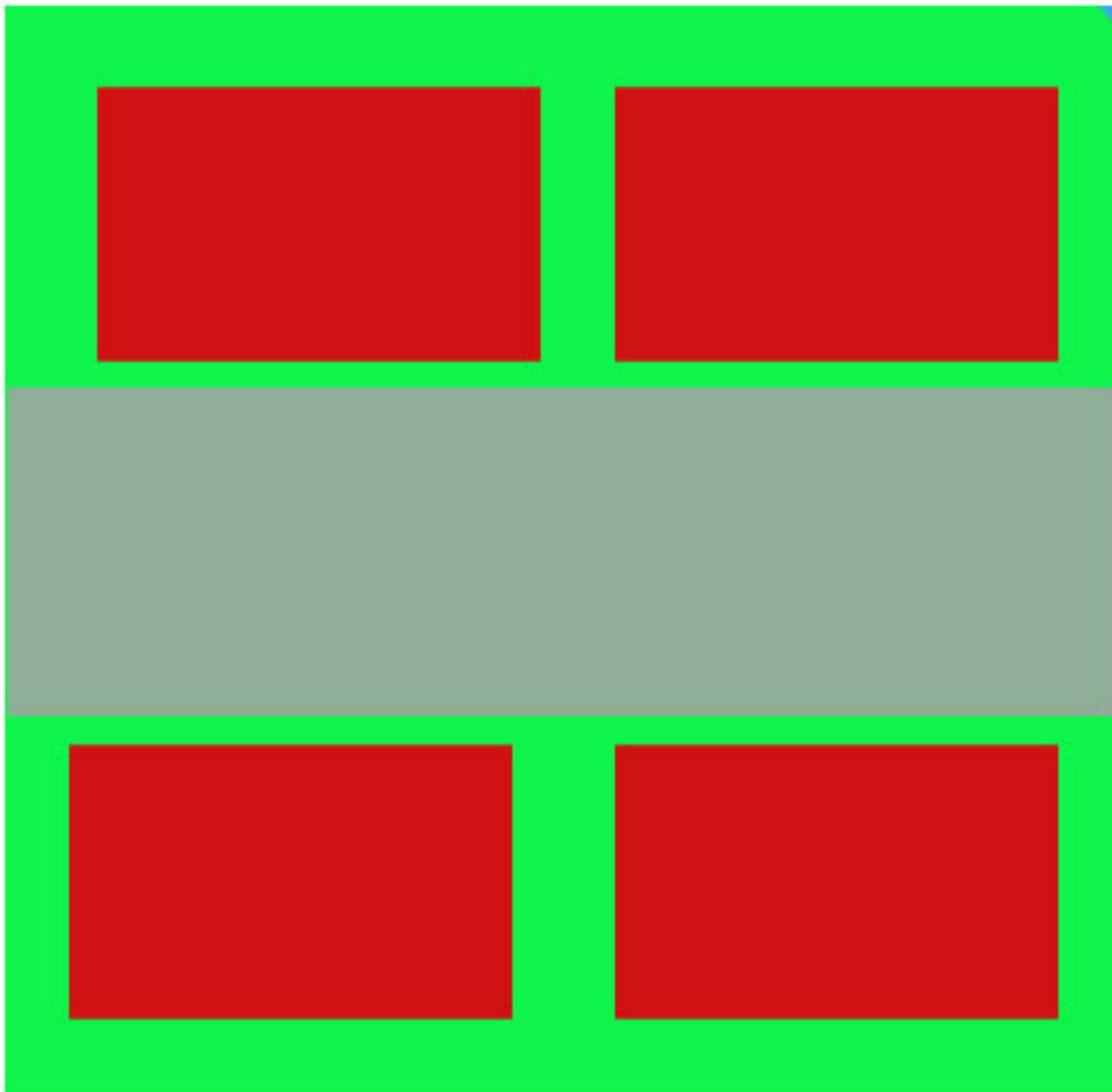


Percentage Based Density

X 40 % Building

X 30 % Landscaping

X 30 % Parking



Proposed amendment to Chapter 18, Multi-Family Residential Zones

(draft #2, 5-9-16; proposed new wording is underlined)

Section 18-6 Modifying Regulations

A. The front yard setback area ~~may~~ **shall not** be used for the location of any parking of any motor vehicles required as a part of the parking requirement or for additional visitor parking.

B. Side yard setback on a street side yard of a corner lot shall be the same as the front yard setback required for the district.

C. All accessory buildings located at least ten (10) feet behind the main building may have a rear yard and side yard of two (2) feet except on the street side of a corner lot.

D. The side and rear setbacks on interior lot boundary lines shall be twenty (20) feet along all boundaries for all two (2) story buildings. An additional ten (10) feet shall be added to the setback for each story over two (2) stories.

E. In group dwellings, no two buildings may be located closer together than 10 feet and the front on any dwelling or to a side or a rear property line on interior lot boundary lines less than 25 feet.

F. At least 30 percent of the land area of any parcel shall be landscaped. Except for the driveway area, the front yard setback area shall be landscaped.

G. Land coverage of all buildings shall not exceed 50 percent of the lot or parcel acreage.

H. A site plan meeting the requirements of section 9-3 is required for multi-family residential buildings in the Multi-Family Residential Zones.

Section 18-7 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this