



Ferron City Public Hearing and Planning Commission Meeting
Agenda 07-07-2020
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Notice is hereby given that the Planning Commission of Ferron City, Emery County, Utah, will hold the regular and electronic Commission Meeting on Tuesday July 7, 2020 commencing at 7:00 p.m. at the City Hall.

1. CALL TO ORDER
2. APPROVAL OF MINUTES DATED JUNE 2, 2020

PUBLIC HEARING

3. TO CONSIDER INPUT ON ADDING RECREATION VEHICLE COURTS AS A PERMITTED USE TO ZONE R-2-7500

GENERAL BUSINESS/DISCUSSION ITEMS

4. ZONING CLEARANCE/BUSINESS LICENSE

Jeff Blackham – 80 N 200 E – R-1-7500
Devan Bjarnson – 110 W 200 N – R-1-7500
5. DISCUSSION OF CURB, GUTTER, AND SIDEWALK MASTER PLAN – CHRIS WINN
6. DISCUSSION OF PROCESS NEEDED TO HAVE STORAGE UNITS – MAURICE ANDERSON
7. WORK SESSION

Discussion on subdivision process
Discussion on rewriting fence code
8. ADJOURNMENT

The public is invited to attend all Planning Commission Meetings and Work Sessions. In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify City Recorder, Brittany Yeates, at (435)384-2350 at least 24 hours prior to the meeting.

I, the undersigned duly appointed Recorder of Ferron City, hereby certify that the foregoing notice of agenda was posted at the Ferron City Hall, Ferron Post Office, on the internet at www.ferroncity.org and the Public Notice Website, sent to the ETV News and provided to each member of the Planning Commission on this 2nd day of July.

Brittany Yeates
Ferron City Recorder



Present:

Commission Chair Liz Nielson
Commissioner Russell Oakeson

Commissioner Brad Richman
Commissioner Stephanie Howes

Also present:

Brittany Yeates, Recorder

Becky Nelson

Marcus Mason

1. CALL TO ORDER

Commission Chair Liz Nielson welcomed everyone and called the meeting to order at 7:00 p.m.

Roll Call showed that Commissioners Nielson, Richman and Oakeson (participating by phone) were present. Commissioner S. Howes arrived later.

2. APPROVAL OF MINUTES DATED MAY 5, 2020

Commissioner Richman made the motion to approve last month's minutes. The motion was seconded by Commissioner Oakeson. Motion carried.

3. ZONING CLEARANCE

Marcus Mason – 1005 S State St – H-1

Mr. Mason wants to put a pole barn on the back corner of his property. His planned setbacks fit within the code.

The motion to approve the zoning application was made by Commissioner Oakeson. Commissioner Richman seconded the motion. Motion carried.

4. REVIEW OF THE GENERAL PLAN FOR FERRON CITY

CHAPTER SEVEN – PUBLIC FACILITIES AND SERVICES

Commissioner Richman made the motion to keep this chapter as is. Commissioner S. Howes seconded the motion. Motion carried.

5. WORK SESSION

Recently, the Recorder had received a zoning clearance application for a fence on a corner lot. She had to inform the applicant that the fence cannot be higher than 6 feet within 30 feet of the road. He had pointed out a couple other property owners, like Becky Nelson, who were not following that rule. The Recorder then sent a letter to the Nelson family about the code violation. Ms. Nelson called to say that she had spoken to someone with the city before erecting the fence 8 years ago and they had told her that a fence cannot be higher than 4 feet within 30 feet of the corner.

The commissioners agreed that there are too many homes who are currently not in compliance for us to just send letters to and expect everyone to make the fixes without a huge reaction. She advised we contact the city's attorney and get his advice on how to handle the situation.

6. ADJOURNMENT

Commissioner Richman made the motion to adjourn at 7:32 p.m. The motion was seconded by Commissioner S. Howes. Motion carried

ATTEST:

Commission Chair Liz Nielson

Brittany Yeates
Ferron City Recorder

**FERRON CITY
Ordinance 2020-3**

**AN ORDINANCE AMENDING FERRON CITY CODE 10-6D-2 PERMITTED
USES IN R-2-7500 RESIDENTIAL ZONE**

WHEREAS, The Governing Body of Ferron City has carefully reviewed Title 10, Zoning Regulations; and

WHEREAS, Ferron City desires to promote tourism and recreation activities in the area for the benefit it provides as well as the economic impact it has in the community; and

WHEREAS, there is a need to accommodate recreational vehicles; and

WHEREAS, a public hearing was held on June 10, 2020 to receive public input regarding the proposed changes;

NOW, THEREFORE, BE IT ORDAINED that the Ferron City Municipal Code 10-6D-2 shall be amended as follows;

10-6D-2: **PERMITTED USES:** The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title:

- A. Same as permitted in R-1-7500 zone.
- B. Manufactured home parks when connected to a central sewage system and subject to the requirements relating to manufactured home parks as set forth under chapter 7, article C of this title.
- C. Recreation vehicle courts, subject to the requirement set forth under chapter 7, article D of this title.
- D. Two-family dwellings, conventional construction.
- E. Two-family dwellings, manufactured and mobile homes subject to the provisions of section 10-4-21 and chapter 7, article C of this title.

This Ordinance shall become effective upon adoption and passage by the City Council and depositing a copy in the office of City Recorder.

PASSED AND ADOPTED by a duly constituted quorum of the Ferron City Council this 10th day of June, 2020.

IN WITNESS THEREOF:

ATTEST:

Mayor Adele Justice

Brittany Yeates, Recorder

FERRON CITY ZONING CLEARANCE APPLICATION

Please read this form carefully to ensure all the information requested is properly submitted. Failure to do so will result in the application being rejected for review until all the information is clearly provided.

The Planning Commission (PC) meetings are held at 5:30 p.m. on the 2nd and 4th Thursday of each month unless posted otherwise. Please contact the PC Secretary to confirm the date your application will be approved. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blue prints to the Emery County Building Inspector in the county building in Castle Dale to obtain the building permit and pay the appropriate fees.

Please Print:

Name of Property Owner

Devan & Amanda Bjarnson

Phone

435-749-1516

Mailing Address:

P.O. Box 742

Building Site Address

110 W. 200 N

Contractor's Name

Phone

Complete and provide all of the following information:

Check the Property Zone:

☐
☒
☐
☐

RA-1 Residential-Agricultural

R-1-7500 Residential

R-3-7500 Residential

H-1 Highway Commercial

☐
☐
☐
☐

R-1-10,000 Residential

R-2-7500 Residential

CC-1 Central Commercial

1. Provide a current copy of the legal description of the property along with proof of ownership. This can be obtained from the Emery County Recorder's Office.

2. Complete description and scope of the proposed project:

Add a metal shop on our property

3. A Plot Plan is required for all new construction projects, additions, remodels, etc. to show the dimensions of the lot, label existing and proposed structures, front, back, and side setbacks for all the structures from property lines, utilities, etc. (Use graph paper and refer to the Plot Plan example drawing as a guide). Show north on the map.

Fill in the information below pertaining to the proposed project:

Lot Size _____ Square Feet

Setbacks:

*Front 30 Feet Rear 80 Feet *Side 5 Feet

*Front and Side setbacks abutting city rights-of-way are measured from the edge of the city's right-of-way closest to the property.

4. A Cross Section Drawing of the project is required to show what work is being done and the materials being used for compliance verification. Please prepare a drawing to provide a description of the materials to be used. (For example: What will be used on the exterior finish and the interior finish; what is being used to frame the structure; what type of roofing materials will be used, etc. An example of a Cross Section Drawing is included.)

5. Circle existing city utilities on the property: Culinary Water Secondary Water Sewer

If services do not exist, have you received approval from Ferron City and the Castle Valley Special Service

District to install the utilities? ☐ yes ☐ no

Have you obtained the required number of water shares for your project and submitted the share holder certificates to the Ferron City Hall? ☐ yes ☐ no

Have all the connection fees been paid to Ferron City? ☐ yes ☐ no

List the utilities and the size of connections that will be installed:

Size	_____	Amount paid	\$	_____
Size	_____	Amount paid	\$	_____
Size	_____	Amount paid	\$	_____

6. Attach a set of blue prints for the project for review by the Planning and Zoning Commission and for the Building Inspector to use to see if the construction is in compliance with all the codes.

Applicant's Signature certifies that all the above information is true and accurate to the best of their knowledge.

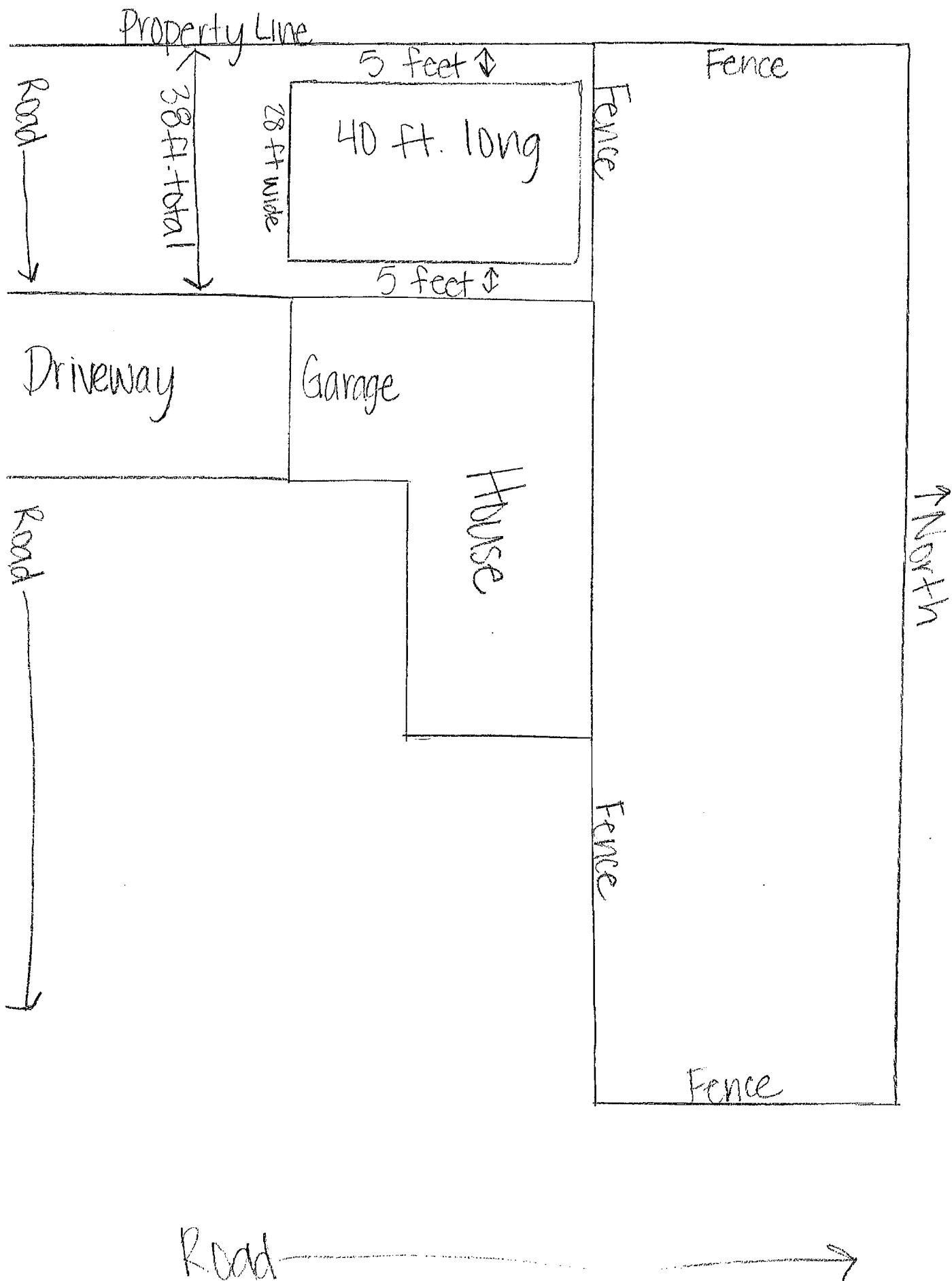
Property Owner's Signature Amanda Garrison Date 6-30-20

Contractor's Signature _____ Date _____

Approved by:

Planning Commission Date

Ferron City Mayor Date

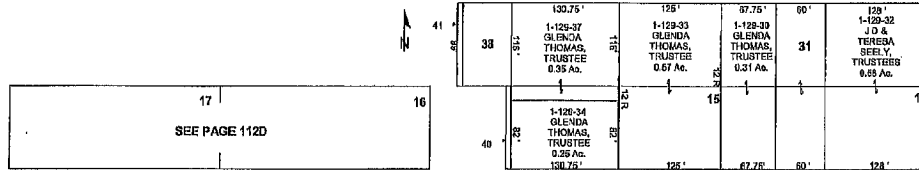


FERRON

NE/4 SE/4 SECTION 9, T 20 S, R 07 E S.L.B. & M.

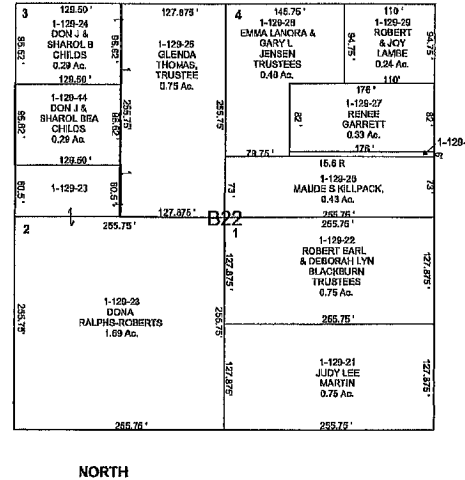
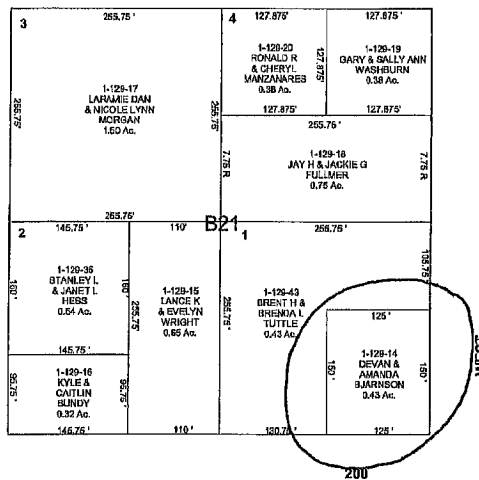
BOOK 1 PAGE 129
SCALE: 1" = 100'
FEBRUARY 18, 2020

THIS PLAT IS MADE SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATING THE LAND, AND
THE RECORDER ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

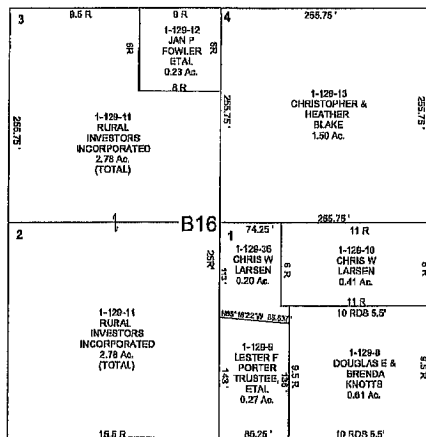


300

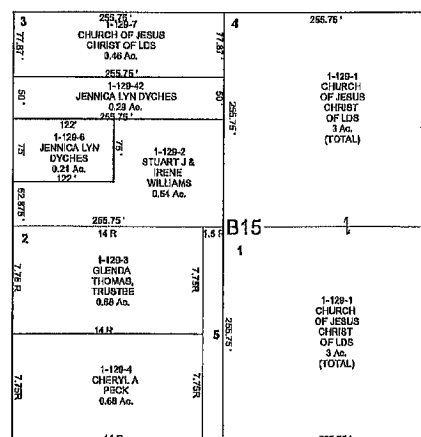
NORTH



NORTH



100



1-129
9-20S-07E

FERRON CITY ZONING CLEARANCE APPLICATION

Please read this form carefully to ensure all the information requested is properly submitted. Failure to do so will result in the application being rejected for review until all the information is clearly provided.

The Planning Commission (PC) meetings are held at 5:30 p.m. on the 2nd and 4th Thursday of each month unless posted otherwise. Please contact the PC Secretary to confirm the date your application will be approved. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blue prints to the Emery County Building Inspector in the county building in Castle Dale to obtain the building permit and pay the appropriate fees.

Please Print:

Name of Property Owner Jeff & Jacqueline Blackham Phone 749-0480

Mailing Address: Box 483 Building Site Address 80 N. 200 E.

Contractor's Name Quality Carports Phone 435-650-2740

Complete and provide all of the following information:

Check the Property Zone:

☐	RA-1 Residential-Agricultural	☒	R-1-10,000 Residential
☐	R-1-7500 Residential	☐	R-2-7500 Residential
☐	R-3-7500 Residential	☐	CC-1 Central Commercial
☐	H-1 Highway Commercial	☐	

1. Provide a current copy of the legal description of the property along with proof of ownership. This can be obtained from the Emery County Recorder's Office.

2. Complete description and scope of the proposed project:

24 x 36 x 10 metal building.

3. A Plot Plan is required for all new construction projects, additions, remodels, etc. to show the dimensions of the lot, label existing and proposed structures, front, back, and side setbacks for all the structures from property lines, utilities, etc. (Use graph paper and refer to the Plot Plan example drawing as a guide). Show north on the map.

Fill in the information below pertaining to the proposed project:

Lot Size 18,348 Square Feet

Setbacks:

*Front 35 Feet Rear 61 Feet *Side 5 Feet

*Front and Side setbacks abutting city rights-of-way are measured from the edge of the city's right-of-way closest to the property.

4. A Cross Section Drawing of the project is required to show what work is being done and the materials being used for compliance verification. Please prepare a drawing to provide a description of the materials to be used. (For example: What will be used on the exterior finish and the interior finish; what is being used to frame the structure; what type of roofing materials will be used, etc. An example of a Cross Section Drawing is included.)

5. Circle existing city utilities on the property: Culinary Water Secondary Water Sewer

If services do not exist, have you received approval from Ferron City and the Castle Valley Special Service

District to install the utilities? ☐ yes ☐ no

Have you obtained the required number of water shares for your project and submitted the share holder certificates to the Ferron City Hall? ☐ yes ☒ no

Have all the connection fees been paid to Ferron City? ☒ yes ☐ no

List the utilities and the size of connections that will be installed:

Size	_____	Amount paid	\$	_____
Size	_____	Amount paid	\$	_____
Size	_____	Amount paid	\$	_____

6. Attach a set of blue prints for the project for review by the Planning and Zoning Commission and for the Building Inspector to use to see if the construction is in compliance with all the codes.

Applicant's Signature certifies that all the above information is true and accurate to the best of their knowledge.

Property Owner's Signature _____ Date _____

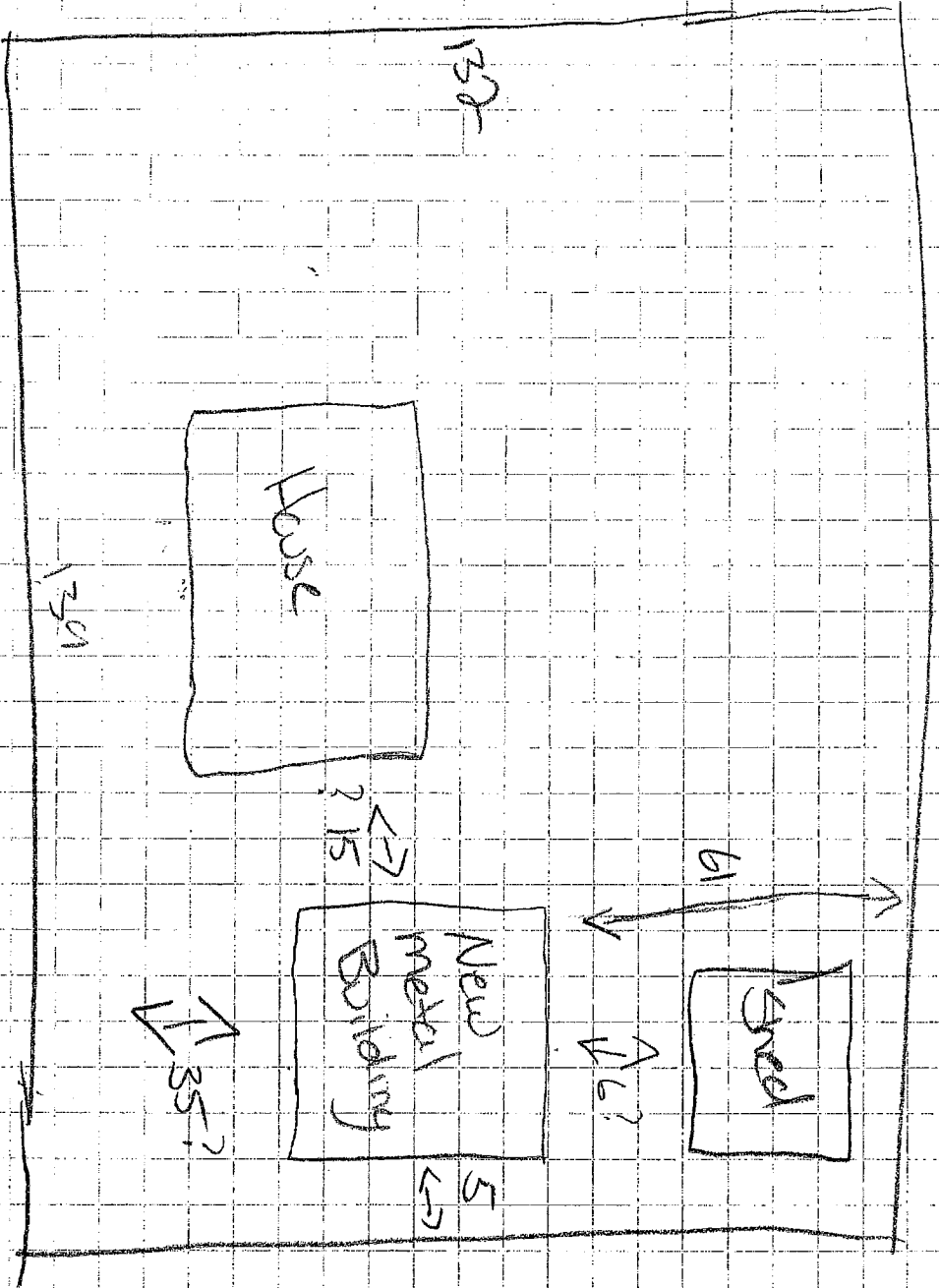
Contractor's Signature _____ Date _____

Approved by:

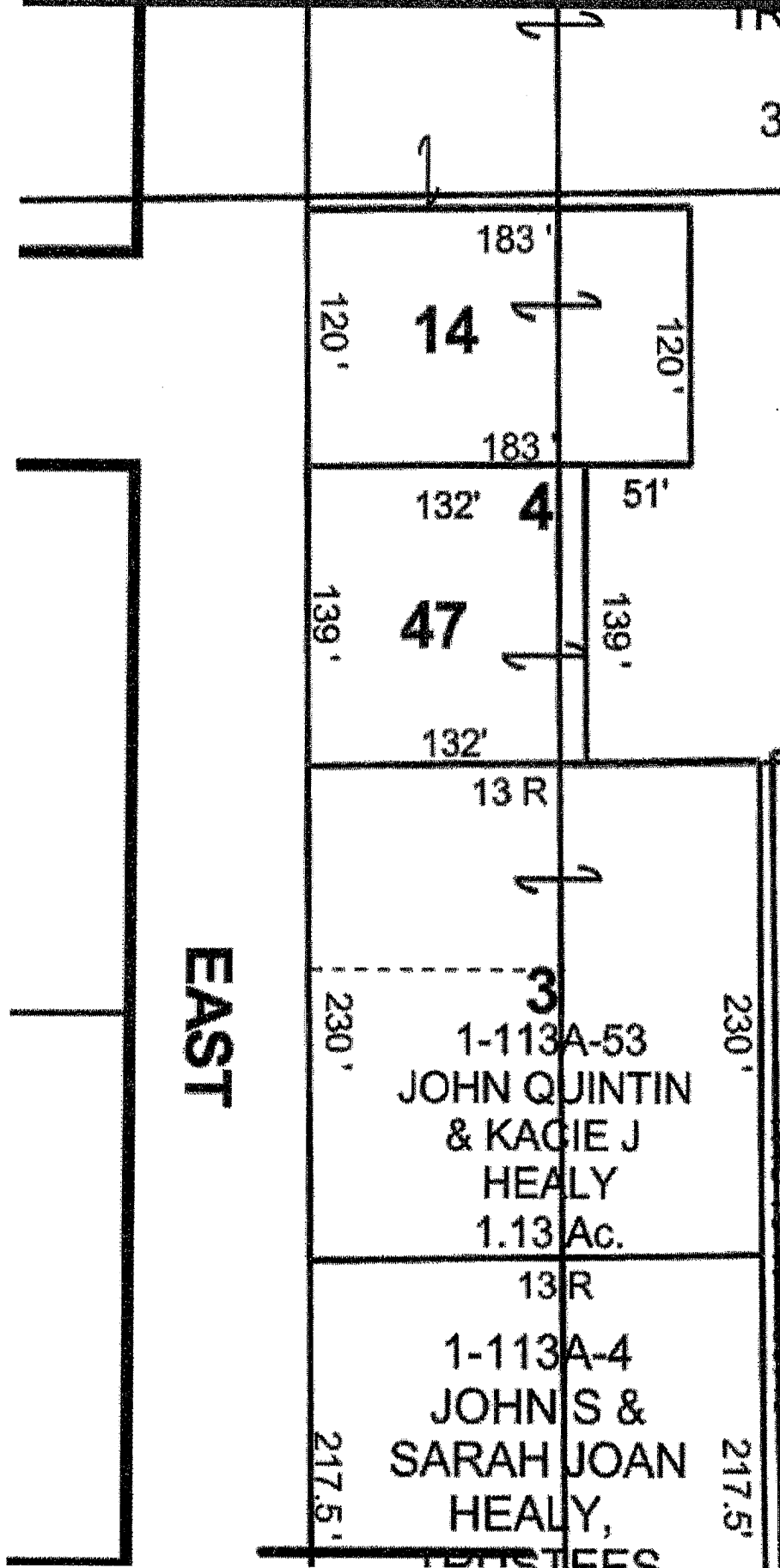
Planning Commission Date

Ferron City Mayor Date

North
↙



2nd East



8:04



Map data
© 2020 Google

ON X HUNT



HEALY, TODD
5

BLACKHAM, CHARLES
JEFFREY

HEALY, JOHN
QUINTIN

500 ft 39°52'N 111°23'W
Elevation 6000 ft



Map Layers

© 2020 Google

Map data

2.5% of the balance will be applied when you pay using a Visa or Master Card.

QUALITY CARPORTS, INC.

DBA: QUALITY STEEL BUILDINGS | HIGH QUALITY CARPORTS

Manufacturing Plant / Office Location: 1464 W 40 S Ste# 400 Lindon, Utah 84042 - Ph. (801) 406-9508

Mailing Address: P.O. Box 512 Lehi, UT 84043 - Fax. (877) 271-1167 | info@highqualitycarports.com

INVOICE #
M-003128

Dealer: Quality Steel Buildings Phone: () 435-650-2740 Date: 6/9/20 Installation County: emery

Buyer Name: Jacqueline Blackham PO or DOB (Required):

Unit Location: 80 N 200 E City: Jerome State: UT Zip: 84523

Work Ph: () Home: () Cell: 435-749-0430 Fax: ()

Billing Address: City: State: Zip:

Email 1: Email 2: Non-Certified ☐ 26 Gauge ☐

Certified Ground Snow: (20LB) ☐ (30LB) ☐ (40LB) ☐ (60LB) ☐ (80LB) ☐ (90LB) ☐ (105 MPH) ☐ (MPH)

Carport ☐ Loading Shed ☐ Utility Carport ☐ Garage ☐ Barn Style ☐ Gazebo ☐ Lean-To ☐ Portable Building ☐ Addition ☐

REGULAR STYLE	14G	12G	WIDTH	LENGTH	\$	SUBTOTAL
NOTE: FRAME IS 1' SHORTER THAN ROOF LENGTH WHEN HORIZONTAL					HEIGHT	\$
A-FRAME STYLE	X	14G	12G	X	WIDTH 24' LENGTH 36'	\$ 3,395.00
NOTE: FRAME IS 1' SHORTER THAN ROOF LENGTH WHEN HORIZONTAL					HEIGHT 10'	\$ 400.00
Buildings larger than 36' without a Vertical Roof option (waiver will be required) - if applicable.					VERTICAL ROOF	\$
COLORS	ROOF:	TRIM:			\$	
GABLE END	FRONT			BACK	BOTH	\$
SIDE CLOSED	ONE			BOTH	X	\$ 1,015.00
NOTE: ADDITIONAL COST					VERTICAL SIDES	\$
CLOSED END	ONE			BOTH	X	\$ 1,990.00
NOTE: ADDITIONAL COST					VERTICAL SIDES	\$
MINI ROLL UP DOOR	X	QTY. 2	SIZE: 8X8		\$ 1,060.00	
OVER-HEAD DOOR		QTY.	SIZE:		\$	
COMM. ROLL UP DOOR/W. REDUCE DR.		QTY.	SIZE:		\$	
WINDOWS	HOW MANY?		30" x 30"		\$	
WALK-IN DOOR	HOW MANY?	1	SIZE? 32" x 72"	36" x 80"	X	\$ 275.00
EXTRA PANELS	HOW MANY?		SIZE?	COLOR?	\$	
EXTRA FRAME BOWS	HOW MANY?		SIZE?		\$	
EXTRA CORNER BRACES	HOW MANY?		SIZE?		\$	
WELDED CENTER (PEAK) BRACES	HOW MANY?		SIZE?		\$	
MOBILE HOME ANCHORS	HOW MANY?		30"	48"	18"	\$
CONCRETE ANCHORS	HOW MANY?	32	AT \$ 15.00 EA	\$ 15EA.	\$ 480.00	
DOUBLE LEG-POST		(HIGHLY RECOMMENDED BY THE ENGINEER ON BUILDINGS 13' OR TALLER)			\$	
CROSS BRACING ENDS	SIDES	(HIGHLY RECOMMENDED BY THE ENGINEER ON BUILDINGS 13' OR TALLER)			\$	
EXTRAS		12ga upgrade			\$ 350.00	
						BALANCE DUE
						AT TIME OF INSTALLATION
						\$ 3,783.40
						BALANCE DUE
DRAWINGS WILL BE READY WITHIN 5 BUSINESS DAYS FROM OFFICE APPROVAL DATE						
SUB-TOTAL						\$ 8,965.00
ACCESS TO ELECTRICITY YES: X NO: CEMENT: X GROUND: ASPHALT: ROCK: OTHER:						

BALANCE MUST BE PAID IN FULL AT THE TIME OF INSTALLATION

Only Payment Methods Acceptable: Cash, Money Order, Cashier's Check.
Payments with Visa or MasterCard may be subject to a convenience fee.

THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE.

By signing below, this becomes a binding contract between the Seller and the named Buyer.

All down payments are NON-REFUNDABLE.

Buyer

Date

Dealer

Approved

Date Office Approved

Quality Carports, Inc.

We accept Visa and Mastercard

www.highqualitycarports.com

Note: There is a "2.5%" fee applied to balance when you pay using any type of debit or credit card.

Corporate Office Location 1464 W 40 S Ste# 400, Lindon, UT 84042 | Ph. 801-406-9508 | Fax. (877) 271-1167 | info@highqualitycarports.com



Mayor Adele Justice
Council Members:
Brad Richman
Dell Mead
Wendy Price
Randy Fox
Joe Trenery

Ferron City

September 18, 2019

Castle Valley Special Service District
P.O. Box 877
Castle Dale, UT 84513

Re: Project Requests for 2020

Dear Mr. Sharp,

The following is the proposed list of projects for Ferron City for the funding year 2020 in order of priority. Please contact us if you have any questions.

1. Drainage on Main St from State to 100 E with repair of sidewalk and approach on State
2. Guardrail on or widening of Mill Rd (Langston)
3. Retaining wall on 100 N from 100 E to 200 E (north side) needed before sidewalk can be installed.
4. Culinary water line 300 N to 400 N on 100 W
5. Curb and Gutter on 400 N from 100 E to 200 E
6. Curb and Gutter on 100 E from 300 N to 400 N (west side)
7. Curb and Gutter on 200 E from 300 N to 200 N (east side)
8. Curb and Gutter on 300 W from Main St to Canyon Road (east side)
9. Curb and Gutter with possible drainage needed on 400 N from 200 E to 225 E (north side)

Respectfully,

Brittany Yeates
Ferron City Recorder

ARTICLE B. R-1-10,000 RESIDENTIAL ZONE

SECTION:

10-6B-1: Intent

10-6B-2: Permitted Uses

10-6B-3: Area And Frontage Requirements

10-6B-4: Location Requirements

10-6B-5: Height Of Buildings

10-6B-6: Size Of Dwelling

10-6B-7: Width Of Buildings

10-6B-8: Special Provisions

10-6B-1: INTENT:

The R-1-10,000 Residential Zone has been established for the purpose of providing a place where one-family detached dwellings on spacious individual lots can be constructed, having attractively landscaped yards and a favorable environment for family life. Uses such as multiple-family dwellings, apartment houses and commercial and industrial uses are not permitted in this Zone. (Ord. 4-8-86, 4-8-1986)

10-6B-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Title:

- A. One-family dwellings, conventional construction and "manufactured homes", as defined by this Title.
- B. Residential accessory uses and structures.
- C. The growing of field crops and fruit.
- D. Greenhouses and the selling of fruits, vegetables, plants, chemicals, insecticides, fertilizers, soils and planters; provided, that the sale thereof may occur only between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. Monday through Saturday. No more than one sign, nonelectrical, with a maximum size of two hundred twenty six (226) square inches. At least five (5) parking spaces must be available on the premises or its frontage and all buildings must comply with all setbacks and other requirements for accessory buildings. Storage of all materials must be within the greenhouse or other accessory buildings.
- E. Machinery sheds used for storage equipment used in connection with agricultural activities performed on the premises.
- F. Utility lines.
- G. Home occupation subject to the provision of Section 10-8-2 of this Title.
- H. Accessory signs and name plates which do not exceed two hundred twenty six (226) square inches in area and temporary signs advertising the sales of the premises which shall not exceed sixteen (16) square feet.
- I. Public and parochial schools and grounds.
- J. Public agency parks and playgrounds.
- K. Public buildings and grounds.
- L. Churches, not including temporary revival tents or buildings. (Ord. 4-8-86, 4-8-1986)
- M. Household pets, however, kennels are not allowed. (Ord. 4-8-86, 4-8-1986; amd. Res. 2-25-97-2, 2-25-1997)
- N. Foster care and family care homes.
- O. Fences, walls and hedges.
- P. Temporary uses subject to the provisions of Chapter 9 of this Title. (Ord. 4-8-86, 4-8-1986)

10-6B-3: AREA AND FRONTAGE REQUIREMENTS:

Area and frontage requirements shall be as follows:

Main Use	Minimum Area	Minimum Frontage (at front setback line)
One-family dwelling	10,000 square feet	90 feet
Churches	2 acres	250 feet
Other uses	None	None

10-6B-4: LOCATION REQUIREMENTS:

A. Front Setback: Same as required in RA-1 Zone.

B. Side Setback; Interior Lots:

1. Main Buildings: All dwellings and other main buildings shall be set back not less than eight feet (8') from either side lot line and the combined total distance of the two (2) side setbacks shall be not less than twenty feet (20'), except that where a carport or garage is attached to a side of a dwelling, the required side setback for said carport or garage may be reduced to not less than six feet (6'), as measured from the side lot line to the closest part of the building, and the combined required distance of both side yards shall be reduced to not less than fourteen feet (14').

2. Accessory Buildings: Same as required in RA-1 Zone.

C. Side Setback; Corner Lots: Same as required in RA-1 Zone.

D. Rear Setback, Interior Lots: Same as required in the RA-1 Zone.

E. Rear Setback; Corner Lots: Same as required in RA-1 Zone. (Ord. 4-8-86, 4-8-1986)

10-6B-5: HEIGHT OF BUILDINGS:

Same as required in RA-1 Zone. (Ord. 4-8-86, 4-8-1986)

10-6B-6: SIZE OF DWELLING:

Same as required in RA-1 Zone. (Ord. 4-8-86, 4-8-1986)

10-6B-7: WIDTH OF BUILDINGS:

Same as required in RA-1 Zone. (Ord. 4-8-86, 4-8-1986)

10-6B-8: SPECIAL PROVISIONS:

Same as required in RA-1 Zone. (Ord. 4-8-86, 4-8-1986)

ARTICLE C. R-1-7500 RESIDENTIAL ZONE

SECTION:**10-6C-1: Intent****10-6C-2: Permitted Uses****10-6C-3: Area And Frontage Requirements****10-6C-4: Location Requirements****10-6C-5: Height Of Building****10-6C-6: Size Of Dwelling****10-6C-7: Width Of Building****10-6C-8: Special Provisions****10-6C-1: INTENT:**

The R-1-7500 residential zone has been established for the purpose of providing a place where one-family detached dwellings on spacious individual lots can be constructed, having attractively landscaped yards and a favorable environment for family life. Somewhat smaller lots and dwellings are characteristic of this zone than are characteristics of the R-1-10,000 zone. Uses such as high density apartment houses and commercial and industrial uses are not permitted in this zone. (Ord. 4-8-86, 4-8-1986)

10-6C-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title:

A. Same as permitted in the R-1-10,000 zone.

B. One-family dwellings, including double wide mobile homes with a minimum width of twenty four feet (24'), manufactured as one unit; provided, that said mobile home meets all HUD requirements in effect from and after June 1976, as amended from time to time and further provided, that the provisions of section 10-4-21 of this title are fully complied with. (Ord. 4-8-86, 4-8-1986)

10-6C-3: AREA AND FRONTAGE REQUIREMENTS:

Area and frontage requirements shall be as follows:

Main Use	Minimum Area	Minimum Frontage (at front setback line)
One-family dwelling	7,500 square feet	75 feet
Churches	2 acres	250 feet

(Ord. 4-8-86, 4-8-1986)

10-6C-4: LOCATION REQUIREMENTS:

A. Front setback: Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986)

B. Side setback; interior lots:

1. Main Buildings: All dwellings and other main buildings shall be set back not less than eight feet (8') from either side lot line and the combined total distance of the two (2) side setbacks shall be not less than twenty feet (20'), except that where a carport or garage is attached to a side of a dwelling, the required side setback for said carport or garage may be reduced to not less than six feet (6') as measured from the side lot line to the closest part of the building, and the combined required distance of both side yards shall be reduced to not less than fourteen feet (14'). (Ord. 2003-8, 10-23-2003)

C. Side setback; corner lots: Same as required in the RA-1 zone.

D. Rear setback; interior lots: Same as required in the RA-1 zone.

E. Rear setback; corner lots: Same as required in the RA-1 zone. (Ord. 4-8-86, 4-8-1986)

10-6C-5: HEIGHT OF BUILDING:

Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986)

10-6C-6: SIZE OF DWELLING:

The ground floor area of a dwelling shall be not less than eight hundred forty (840) square feet of living area, exclusive of open porches, carports, garages and similar add-ons. (Ord. 2004-4, 12-16-2004)

10-6C-7: WIDTH OF BUILDING:

The total width or total length of any dwelling or other main building shall be not less than twenty feet (20') as measured from outside wall to outside wall, exclusive of any carport, garage, shed, patio or similar add-on. (Ord. 4-8-86, 4-8-1986)

10-6C-8: SPECIAL PROVISIONS:

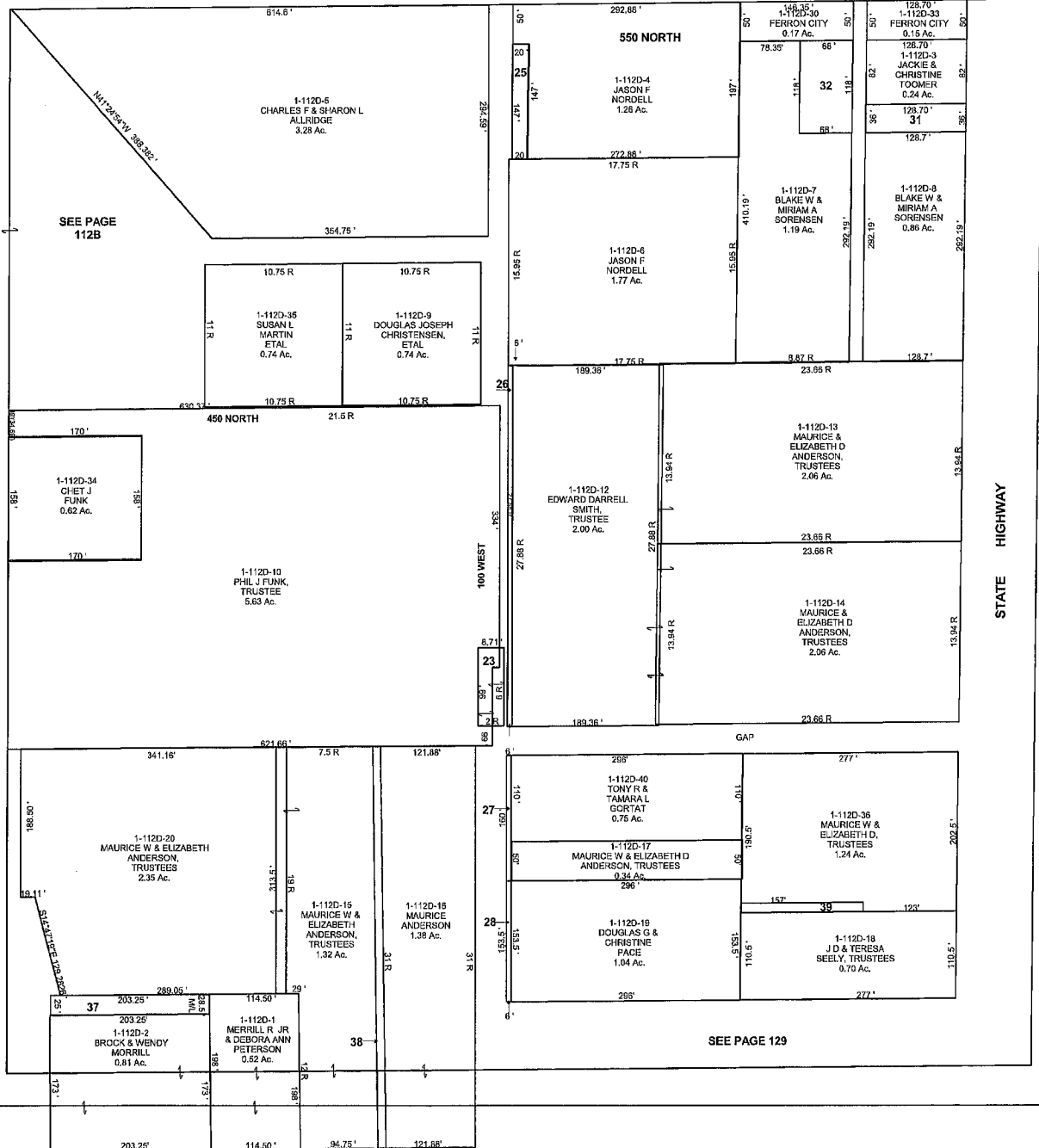
Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986)

FERRON

SE/4 NE/4 SECTION 9, T 20 S, R 07 E S.L.B. & M.

BOOK 1 PAGE 112D
SCALE: 1" = 100'
DECEMBER 18, 2019

THIS PLAT IS MADE SOLELY FOR THE PURPOSE
OF ASSISTING IN LOCATING THE LAND, AND
THE RECORDOR ASSUMES NO LIABILITY FOR
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



Zoned R-1-7500

FERRON CITY REZONING PETITION

THIS APPLICATION MUST BE ACCOMPANIED BY:

1. An accurate Plat, drawn to scale, showing the subject property(s) and adjacent properties.
2. A complete and accurate legal description of the entire area to be rezoned.
3. A non-refundable fee of \$300

Office Use

Date Application received _____

Received by: _____

☐ Fee

☐ Plat

☐ Legal Description

☐ All Required Signatures

Please Type or Print with Ink

Name of Property Owner(s)

Owner Address

I (we) the above listed property owner(s) do hereby petition Ferron city for reclassification of the following described property from the existing _____ Zoning District to a (an) _____ Zoning District.

Please explain the reason for the requested rezoning

How will rezoning promote the zone objectives?

Please attach a complete legal description of the property(s)

I (we) declare under penalty of perjury that I (we) am (are) the owner(s) of the property and that the foregoing statements and attachments are true and correct. (Attach an additional sheet if necessary)

Printed Name

Signature

Date
