PLANNING COMMISSION AGENDA
Thursday, February 1, 2018
NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 5355 W Herriman Main Street, Herriman, Utah.

6:00 PM - Work Meeting (Fort Herriman Conference Room)
1. Discussion of Revisions to the Adalynn Development
2. Discussion of Revisions to the Dansie Development
3. Review of City Council Decisions
4. Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting
1. Call to Order
   1.1 Invocation/Thought/Reading and Pledge
   1.2 Roll call
   1.3 Approval of Minutes for: January 18, 2018
   1.4 Conflicts of Interest

2. Administrative Items
   Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the applications compliance with the ordinance.
   2.1 Request: Conditional Use Permit for a LDS Meetinghouse
      Applicant: BHD Architects
      Address: 5623 W Mirabella Dr
      Zone: C-2 (Commercial)
      Acres: 3.49
      File Number: C2018-02

   2.2 Request: Subdivision Amendment for a Lot Line Adjustment in Miller Crossing Pod 5 Phase 2 (Public Hearing)
      Applicant: Herriman City
      Address: 5296 W Croyden Ln
      Zone: R-2-10 (Residential – Medium Density)
      Acres: .027 Acres
      File Number: S2016-05-02

3. Legislative Items
   Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for
a decision at the next available City Council meeting.

3.1 Request: Text Change to the Land Development Code to Modify the Maximum Allowable Accessory Building Heights *(Public Hearing)*
Applicant: Herriman City
File Number: Z2018-01

4. Chair and Commission Comments

5. Future Meetings
5.1 City Council – Wednesday, **February 14, 2018** @ 7:00 PM
5.2 Planning Commission Meeting – **February 15, 2018** @ 7:00 PM

6. Adjournment
The Planning Commission Rules of Procedure and Ethical Conduct can be found on the City website at www.herriman.org.

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5325 and provide at least 48 hours advance notice of the meeting.

**Electronic Participation** Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

**Public Hearing Policy and Procedure** The purpose of public hearings is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy applies to all public hearings.

I, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website www.utah.gov/pmm/index.html and on Herriman City’s website www.herriman.org.

*Posted and Dated this 25th day of January, 2018*  
Wendy Thorpe  
Deputy Recorder
PLANNING COMMISSION MINUTES
Thursday, December 7, 2017
Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on Thursday, December 7, 2017 at 6:00 p.m. in the Herriman City Community Center, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City’s website, and delivered to members of the Commission and media.

Presiding: Chair Clint Smith

Commission Members Present: Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Curt Noble, and Robyn Shakespear

Council Members Present: Mayor Carmen Freeman

City Staff Present: Assistant City Planner Bryn McCarty, Assistant City Manager Gordon Haight, Communications Specialist Destiny Skinner, Planning Coordinator Craig Evans, City Engineer Blake Thomas, City Attorney John Brems, and City Recorder Jackie Nostrom.

6:00 PM - Work Meeting (Fort Herriman Conference Room)
Assistant City Planner Bryn McCarty informed the Commission that Commissioner Clint Smith has tendered his resignation effective immediately after the Planning Commission meeting.

1. Training – Video
The Planning Commission participated in a Land Use Training.

2. Review of City Council Decisions
Assistant City Planner McCarty referenced the recently approved Planned Unit Development Overlay Zone and Site Plan requirements to the Commission.

3. Review of Agenda Items
Item 2.1 Proposed Monument Sign for Herriman Health Center. The applicant requested conditional use approval for a monument sign for the Herriman Health Center. Staff typically approves monument signs; however, the applicant did not want to meet the current stone requirement.

Item 3.1 Proposed Text Change to the Land Use Ordinance to create a Mobile Food Truck Ordinance. The proposed text change was modified due to changes in State Statute. After the Planning Commission made a recommendation to the City Council, City Attorney John Brems reviewed the ordinance and made substantial changes to the text to be consistent with State Code. The City Council remanded the revised ordinance to the Planning Commission for their review as recommended by City Staff.

Item 3.2 Repeal Herriman City Title 10 (Land Use Regulations) and Title 11 (Subdivision Regulations) in their Entirety and Replace with Title 10 (Land Development Code). The City has been updating the Land Use Ordinance which also includes the addition of the subdivision ordinance. Comments offered by the City Council and Planning Commission have been incorporated into the updated ordinance.

Planning Commission work meeting adjourned by consensus at 6:59 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order
   Chair Clint Smith called the meeting to order at 7:05 p.m. and welcomed those in attendance.

   1.1 Invocation/Thought/Reading and Pledge
   Mayor Carmen Freeman led the audience in the Pledge of Allegiance.

   1.2 Roll call
   Full Quorum Present.

   1.3 Approval of Minutes for: November 2 and November 16, 2017
   Commissioner Noble moved to approve the minutes of November 2, 2017 and November 16, 2017 as written. Commissioner Shakespeare seconded the motion and all voted aye.

2. Administrative Items
   Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the applications compliance with the ordinance.

2.1 Request: Conditional Use Approval for a Monument Sign for the Herriman Health Center
   Applicant: Baker Sign & Service
   Address: 5532 W Herriman Main St
   Zone: MU-2 (Mixed Use)
   Acres: 1.03
   File Number: C2017-64

Assistant City Planner indicated that City Ordinance requires signage in the MU-2 zone must have 18-inches of brick or stone on the base and up one side to be approved by staff. If the sign does not meet the criteria, then it must be presented to the Planning Commission for approval. This particular sign is proposing an 8-
Applicant Baker Sign & Service. Mr. Brandon Baker designed the sign to accommodate the name of the center and multiple tenants for advertisement purposes. Mr. Baker reviewed the signage space, and relayed their intent to try and satisfy the intent of the ordinance with having brick on the building and sign. With limited space on the sign, reducing the message portion of the sign would not be accommodating for the tenants and medical plaza.

Planning Commissioner Adam Jacobson questioned the purpose of the message sign. Mr. Baker responded it would advertise specialties of the businesses as well as community events, time and temperature. Commissioner Andrea Bradford asked if the pillars are brick on all sides. Mr. Baker responded it would be black aluminum on one side and brick on the off-side; however, was willing to put a brick veneer all the way around the monument. Commissioner Jacobson asked if the message center was displayed on both sides of the sign. This was confirmed. Commissioner Jacobson relayed his support to not deviate from the City's standard. Planning Comission Chair Clint Smith expressed his appreciation to the applicant for trying to create a sign that was overall a great product, but concurred with Commissioner Jacobson to remain consistent with the standard. The Commission agreed. Assistant City Planner McCarty informed the Commission the sign would still require a conditional use for the signage, and recommended approval with conditions.

*Commissioner Bradford moved to approve a conditional use for item C2017-64 approving a monument sign for Herriman Health Center with an 18” brick requirement to be placed on the sign. Commissioner Jessica Morton seconded the motion.*

The vote was recorded as follows:

**Commissioner Chris Berbert**

Aye

**Commissioner Andrea Bradford**

Aye

**Commissioner Adam Jacobson**

Aye

**Commissioner Curt Noble**

Aye

**Commissioner Robyn Shakespeare**

Aye

The motion passed unanimously.

3. **Legislative Items**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

3.1 **Request: Proposed Text Change to the Land Use Ordinance to Add a Chapter Regarding Mobile Food Trucks (Remanded back to the PC from the City Council)**

**Applicant:** Herriman City

**File Number:** 13Z17

Assistant City Planner McCarty indicated the Planning Commission made a recommendation to the City Council, City Attorney John Brems reviewed the ordinance and made changes to the text to be consistent with State Code. The City Council remanded the revised ordinance to the Planning Commission for their review as
recommended by City Staff. Planner McCarty explained the majority of the changes are in the definitions section and to allow food trucks on City property for City sponsored events at Butterfield Park and Crane Park. Commissioner Chris Berbert asked if more parks would need to be added. Planner McCarty responded the City could adjust the list at a later date if necessary. Commissioner Jacobson relayed his appreciation to the City Council for remanding this item to the Planning Commission for review. Commissioner Morton agreed.

Commissioner Morton moved to recommend approval of the proposed text change to the Land Use Ordinance to add a Chapter regarding Mobile Food Trucks as presented. Commissioner Bradford seconded the motion.

The vote was recorded as follows:
Commissioner Chris Berbert    Aye
Commissioner Andrea Bradford   Aye
Commissioner Adam Jacobson    Aye
Commissioner Curt Noble       Aye
Commissioner Robyn Shakespeare Aye
The motion passed unanimously.

3.2 Request: Repeal Herriman City Title 10 (Land Use Regulations) and Title 11 (Subdivision Regulations) in their Entirety and Replace with Title 10 (Land Development Code)

(Public Hearing)
Applicant:  Herriman City
File Number:  Z2017-32

Assistant City Planner McCarty indicated this item is a revision of the Land Use Ordinance and the addition of a subdivision ordinance. She briefly reviewed the history of how the final draft came to fruition and recommended the Planning Commission offer their recommendation to the City Council for consideration. The City Council would be placing some transitional language on the ordinance for clarification.

Chair Smith opened the Public Hearing.

There were no comments offered.

Chair Smith closed the Public Hearing.

Chair Smith wished more public was present to offer input as this was a huge undertaking to rewrite, compile and update the ordinance. He thanked the City Council, Planning Commission and staff for taking the time to revamp the ordinance. Commissioner Jacobson wanted to make sure the proposed land use table was not changing every use from being conditional to permitted. The City needs to make certain potential uses make sense in locations which could require small tweaks to the table as needed. Assistant City Planner McCarty agreed, and noted that staff would continually review the section and ensure allowances have been vetted out. Commissioner Jacobson recommended removing boarding house, manufactured dwellings, mobile homes, manufactured and mobile home park, protected living facility, bus terminal, temporary dwellings, protected
December 7, 2017 - Planning Commission Minutes

living facility, and short term rental from the table as they are not allowed in any zone. He also referenced an error on footnote 10 and 17 and recommended they be clarified or removed from the table. Commissioner Noble questioned if short term rentals should be removed just in case they would be approved in the future. Assistant City Planner McCarty suggested that would be a future discussion to amend the land use table. Commissioner Jacobson agreed. Commissioner Bradford observed private garages are not permitted in any zone. This was confirmed. Commissioner Berbert relayed his opinion an industrial area garage could be requested. Assistant City Planner McCarty noted gasoline service stations are permitted in a couple of zones and asked the Commission of their suggestions. Commissioner Jacobson recommended gasoline service stations should be a conditional use.

Commissioner Jacobson moved to recommend approval of item 3.2 with the following changes to the land use table:

- Change all MU-2 Zone permitted uses to conditional.
- In the residential section on page one, remove boarding house, manufactured dwelling and mobile home dwelling uses from the table.
- Change the single-family dwelling use footnote in the R-2-15 zone to 11.
- Strike footnote 10 from the land use table “allowed only within a manufactured or mobile home park”.
- In the residential section on page two, remove temporary dwelling, manufactured and mobile home park, protected living facility and short term rental from the land use table.
- In the Public and Civic Section on page two, remove Bus Terminal.
- In the Public and Civic Section on page three, change all of the conditional uses for elementary, middle or high schools to permitted uses.
- Adjust footnote 17 to have the same language as footnote 16.
- Permit the Food Truck Use to be allowed in the zone C-2 and MU-2 and A-2.25 with a footnote on the A-2.25 which references food trucks would only be allowed in Butterfield Park and Crane Park.
- To change the permitted uses for gasoline service stations to conditional use only in the C-2 and M-1 zones.
- Remove Recreational Vehicle Park on page 4 of the land use table.

Commissioner Noble seconded the motion.

The vote was recorded as follows:
Commissioner Chris Berbert  Aye
Commissioner Andrea Bradford  Aye
Commissioner Adam Jacobson  Aye
Commissioner Curt Noble  Aye
Commissioner Robyn Shakespeare  Aye
The motion passed unanimously.

4. Chair and Commission Comments

Mayor Carmen Freeman took a few moments to thank the Planning Commission for their service and relayed his excitement to continue relationships with each Commissioner. Chair Smith informed the audience it would be his last meeting as a member of the Planning Commission and expressed his appreciation for the opportunity to serve in this capacity. He noted that land use and planning is crucial to long-term success of
December 7, 2017 - Planning Commission Minutes  

Herriman City and he encouraged the Planning Commission to continue their diligent service. The Planning Commission relayed their appreciation to Chair Smith and the outgoing Council for their service, dedication and friendship.

5. **Future Meetings**
   5.1 City Council – Wednesday, **December 13, 2017 @ 7:00 PM**
   5.2 Planning Commission Meeting – Thursday, **December 21, 2017 - CANCELLED**

6. **Adjournment**

Commissioner Morton moved to adjourn the Planning Commission meeting at 8:03 p.m. Commissioner Jacobson seconded the motion and all voted aye.

_I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 7, 2017. This document constitutes the official minutes for the Herriman City Planning Commission Meeting._

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Jackie Nostrom, MMC  
City Recorder
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<thead>
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<th>Date of Meeting:</th>
<th>02/01/2018</th>
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<tr>
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<tr>
<td>Applicant</td>
<td>BHD Architects</td>
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<tr>
<td>Address</td>
<td>5623 W Mirabella Dr</td>
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<tr>
<td>Request</td>
<td>Conditional Use Permit for a LDS Meetinghouse</td>
</tr>
</tbody>
</table>
DATE: January 24, 2017

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/01/2018

REQUEST: Conditional Use Permit for a LDS Meetinghouse
Applicant: BHD Architects
Address: 5623 W Mirabella Drive
Zone: C-2
Acres: 3.49
File Number: C2018-02

Request

The applicant is requesting a conditional use for an LDS Meetinghouse.

Site

The lot is located at 5623 W Mirabella Dr. and contains 3.49 acres.

Zoning

The site is zoned C-2.

Discussion

The Land Development Code has been rewritten and was adopted on December 13, 2017. As part of the revision, all permitted and conditional uses were grouped into their own section, Chapter 16 of the Land Development Code, known as the Table of Uses.

After the code was rewritten some uses were inadvertently allowed in the incorrect zone, or not allowed where they were intended to be. In this case churches were allowed as a conditional use in all zones under the original ordinance, but accidentally omitted from the C-2 zone under the newly rewritten ordinance. A text change application has been created to once again allow churches in the C-2 zone, and is scheduled for the February 15th Planning Commission meeting.

The ordinance states *All facades, including back and side elevations of a public or quasi-public*
building generally visible from public view or adjacent to residential areas, shall have an element of rock or stone. The applicant has submitted building elevations which shows a brick building with stone accents.

The ordinance requires the following parking requirements: 1 space for each 6.5 feet of linear pew, or 3.5 seats in the meeting hall; except when used by two congregations, 1.5 parking spaces shall be provided for each 3.5 seats in the meeting hall.

The site plan indicates that 226 parking spaces have been provided, but staff does not have any information to determine if that meets the required parking.

Recommendation

Staff recommends approval of the conditional use for an LDS meetinghouse with the following requirements:

Requirements

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval. At least 5% of the parking lot must be landscaped, and at least 20 feet of landscaping along both public streets.
4. Building elevations are approved as submitted, including the stone accents as shown.
5. Install curb, gutter and sidewalk on all public streets.
6. Provide a 6 foot vinyl privacy fence along the south and west property line.
7. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.
8. Parking shall be provided at 1 space for each 6.5 feet of linear pew, or 3.5 seats in the meeting hall; except when used by two congregations, 1.5 parking spaces shall be provided for each 3.5 seats in the meeting hall.
9. A text change to allow churches as a conditional use in the C-2 zone must be approved by the City Council before a building permit application for the LDS meetinghouse may be submitted to the City.
<table>
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<td>Request</td>
<td>Subdivision Amendment for a Lot Line Adjustment in Miller Crossing Pod 5 Phase 2</td>
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DATE: January 24, 2017

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/01/2018

REQUEST: Subdivision Amendment for a Lot Line Adjustment in Miller Crossing Pod 5 Phase 2
Applicant: Herriman City
Address: 5296 W Croyden Ln
Zone: R-2-10
Acres: .027
File Number: S2016-05-02

Request

The applicant is requesting a subdivision amendment for a lot line adjustment in Miller Crossing Pod 5 Phase 2.

Site

The parcel is located at 5296 W Croyden Ln and contains .027 acres.

Zoning

The site is zoned R-2-10.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed on January 22, 2018, to 21 property owners. At this time, no responses have been received.

Discussion

The request is for a lot line adjustment along the northern property lines of 5 lots in Miller Crossing Pod 5 Phase 2. Adjacent to the area on the north is Midas Creek. The reason for the adjustment is that a trail and wall were constructed along the creek by the City as part of the
Main Street road project. The slope of the channel required the trail to be constructed a little farther south than was originally intended. The wall and trail are now encroaching on the back of 5 lots. The lot line adjustment will move the property line to the south side of the trail and fence.

**Recommendation**

Staff recommends approval of the lot line adjustment with the following requirements:

1. An amended subdivision plan shall be reviewed and approved by the Engineering Department.
Proposed Lot Line Adjustment
File# S2016-05-02
| **Date of Meeting:**  
| **02/01/2018** |
| **File #** | Z2018-01 |
| **Applicant** | Herriman City |
| **Address** | |
| **Request** | Text Change to the Land Development Code to Modify the Maximum Allowable Accessory Building Heights |
DATE: January 24, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/01/2018

REQUEST: Text Change to the Land Development Code to Modify the Maximum Allowable Accessory Building Heights
Applicant: Herriman City
File Number: Z2018-01

Request
Herriman City is proposing a text change to the land use ordinance to change the maximum allowable building heights for accessory buildings.

Notice
The public hearing notice was posted in the newspaper and on the City website on January 22, 2018. The proposed text was posted on the City website on January 22, 2018. As of the date of this report, we have received no comments regarding the text change.

Process
A text change is a legislative action. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council holds a public meeting to discuss the item and then makes the final decision.

Discussion
The Land Development Ordinance has been rewritten and was adopted on December 13, 2017. As part of the revision, the maximum height prescribed for accessory buildings is located in multiple places, and is contradictory. This proposed change will point all relevant zoning information to one single, consistent portion of the ordinance. This ensures that only one code location dictates accessory building height limits and if any changes are necessary now or in the future this will be the only section that needs to be modified.

The original ordinance limited accessory building height to 16 feet, except for lots .50 acres or larger located in either agricultural zones or the R-1-21 and R-1-43 zones. For these lots the height limit was 20 feet, with the ability to build up to 25 feet if side and rear yard setbacks of at least 10 feet were maintained.
Staff Report

One important consideration for the Planning Commission is to determine whether or not the maximum allowed heights should be modified. With the Land Development Ordinance revision the method for measuring building height was changed. Below is the method as it originally was, followed by the revised (current) method.

**Original (Old) Method:**

BUILDING, HEIGHT OF: A. The vertical distance above the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and the highest point of a pitched or hipped roof.

B. Buildings may be stepped to accommodate the slope of the terrain; provided, that each step shall be at least twelve feet (12') in horizontal dimension. The height of each stepped building segment shall be measured as required in subsection A of this definition.

C. Original ground surface shall be the elevation of the ground surface in its natural state before any manmade alterations, including, but not limited to, grading, excavation or filling, excluding improvements required by zoning or subdivision ordinances. When the elevation of the original ground surface is not readily apparent because of previous manmade alterations, the elevation of the original grade shall be determined by the community development director using the best information available.

**Revised (Current) Method:**

10-29-24: HEIGHT MEASUREMENT, EXCEPTIONS, AND LIMITATIONS:

A. Height Measurement.

1. Except as provided in subsection A-2, allowable height shall be the vertical distance from finished grade to the highest point of the building or structure.

2. For sloped lots or buildings with varied floor elevations, the height of a building shall be the vertical distance from the average elevation of the ground under the building to the allowed number of feet above and parallel to the finished grade. The average level of ground shall be determined by adding the elevation of the highest and lowest foundation points of the building and dividing by two (the midpoint of foundation).
Recommendation

Staff recommends approval of the text change to the Land Development Code to direct all references to accessory building height to one single portion of the ordinance. In addition, the Planning Commission will need to decide whether the change regarding height measurement warrants a modification to the height limits to keep them effectively comparable to the original ordinance.
10-29-5: ACCESSORY USES, BUILDINGS, AND STRUCTURES:

A. Permitted. Accessory uses, buildings, and structures shall be permitted in all zones provided they are incidental to, and do not substantially alter a principal use or structure, subject to the provisions of this section and the zone where they are located. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use exists on the same lot.

B. Front Yard. No accessory building or structure shall be located in a front yard unless expressly authorized by a provision of this title.

C. Side Yard:

1. In all A and R-1 zones, garages and other accessory buildings located in a rear yard shall have a minimum side yard of at least 3 feet, while also meeting the stipulations of section 10-29-5G. If located in the side or front yard of a main building, the accessory building shall meet the side and front yard requirements applicable to the main building. If the building is located adjacent to the side yard of a dwelling on an adjoining lot, the building shall be at least 10 feet from property line. On corner lots, the side yard shall be 20 feet from the public street.

2. In all R-2 zones, the minimum side yard requirement for an accessory building which is in a rear yard shall be 3 feet.

D. Rear Yard:

1. In all A and R-1 zones, the minimum rear yard for accessory buildings shall be 3 feet, while also meeting the stipulations of section 10-29-5G, except that on corner lots which rear upon the side yard of another lot, accessory buildings shall not be closer than 10 feet to such side yard.

2. In all R-2 zones, the minimum rear yard for an accessory building shall be 3 feet.

E. Size and Lot Coverage: On lots under one-half acre, an accessory building shall not exceed 800 square feet or cover more than 25 percent of the rear yard. On lots one-half acre or larger, no accessory building or group of accessory buildings shall cover more than 25 percent of the rear yard.

F. Height: Accessory buildings shall have a maximum of 16 feet in height, except:

1. On lots one-half acre or larger, an accessory building may have a maximum height of 20 feet.

2. On lots one-half acre or larger, an accessory building may have a maximum height of 25 feet if the side and rear setbacks for the building are at least 10 feet.
G. Easement Waivers: It is the applicant's responsibility to obtain public utility easement (PUE) waivers from all required utility companies if the structure will encroach on any part of the PUE. The City's planning department can assist with this information.
When a front yard is required for a lot facing on a street for which an official map has been recorded, the depth of such front yard shall be measured from the mapped street line shown on the official map.

10-29-20: FRONT YARD SETBACK REDUCTION ON CUL-DE-SACS:

When a front yard is adjacent to the circle of a cul-de-sac, the setback for a main building may be reduced to 22 feet.

10-29-21: GASOLINE PUMP REQUIREMENTS:

A. Setback Requirements: Gasoline pumps shall be set back not less than 18 feet from any street line to which the pump island is perpendicular and 12 feet from any street line to which the pump island is parallel, and not less than 10 feet from any residential zone boundary line. If the pump island is set at an angle on the property, it shall be so located that vehicles stopped for service will not extend over the property line.

B. Canopies: Canopies constructed to provide a weather shield over gasoline pump islands shall be set back not less than six feet from any street line and not less than 10 feet from any residential zone boundary.

10-29-22: HEIGHT, ACCESSORY BUILDINGS:

No building which is accessory to a single-family, two-family, three-family, or four-family dwelling shall exceed 16 feet in height, except in the A-1, A-5 and A-25 zones on lots one-half acre or larger, the accessory building may be a maximum of 20 feet in height.

10-29-23: HEIGHT, BUILDINGS LESS THAN ONE STORY:

No building shall be erected to a height less than one story above grade.

10-29-24: HEIGHT MEASUREMENT, EXCEPTIONS, AND LIMITATIONS:

A. Height Measurement.

1. Except as provided in subsection A-2, allowable height shall be the vertical distance from finished grade to the highest point of the building or structure.

2. For sloped lots or buildings with varied floor elevations, the height of a building shall be the vertical distance from the average elevation of the ground under the building to the allowed number of feet above and parallel to the finished grade. The average level of ground shall be determined by adding the elevation of the highest and lowest foundation points of the building and dividing by two (the midpoint of foundation).

B. Height Exceptions: The following may be erected above the height limits prescribed in this title:

1. Penthouse and roof structures for elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and
### C. MINIMUM YARD FOR ACCESSORY BUILDINGS

<table>
<thead>
<tr>
<th>Zone</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
</tr>
</thead>
</table>
| R-1  | 25 feet    | Accessory buildings located in rear yard: 3 feet  
Accessory building in side or front yard of main building: same requirements as main building  
Side-yard next to dwelling on adjacent lot: 10 feet  
Corner lots: 20 feet from street (See section 10-29-5C) | 3 feet  
Corner lots which rear on side yard of another lot: 10 feet (See section 10-29-5D) | |
| R-2  | Determined with planned unit development approval | 3 feet | 3 feet |
| R-M  | 19 feet    | 8 feet  
If located 10 feet from adjacent dwelling: 3 feet  
Corner lots: 20 feet from street | 3 feet  
Corner lot adjacent to side yard of adjoining lot: 10 feet | |

### D. MINIMUM YARD FOR BUILDINGS OTHER THAN RESIDENTIAL AND ACCESSORY BUILDINGS

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<th>Zone</th>
<th>Front Yard</th>
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<th>Rear Yard</th>
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<tr>
<td>R-M</td>
<td>40 feet</td>
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### E. MAXIMUM BUILDING HEIGHT

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<th>Main Building</th>
<th>Accessory Building</th>
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<td>R-1-10</td>
<td>35 feet</td>
<td>1-story up to 16 feet and less than top elevation of main building (See section 10-29-5F)</td>
</tr>
<tr>
<td>R-1-15</td>
<td>35 feet</td>
<td>1-story up to 16 feet and less than top elevation of main building (See section 10-29-5F)</td>
</tr>
</tbody>
</table>
| R-1-24 | 35 feet       | 16 feet, except:  
If ½ acre or larger: 20 feet  
If ½ acre or larger and side and rear setbacks are 10 feet: 25 feet |
| R-1-43 | 35 feet       | 16 feet, except:  
If ½ acre or larger: 20 feet  
If ½ acre or larger and side and rear setbacks are 10 feet: 25 feet |
### D. MAXIMUM BUILDING HEIGHT

<table>
<thead>
<tr>
<th>Zone</th>
<th>Residential</th>
<th>Agricultural</th>
<th>Non-Agricultural Accessory Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>All A zones</td>
<td>35 feet</td>
<td>75 feet</td>
<td>16 feet, except:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>If 1/2 acre or larger: 20 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>If 1/4 acre or larger and side and rear setbacks are 10 feet: 25 feetSee section 10-29-5F</td>
</tr>
</tbody>
</table>

### E. MAXIMUM LOT COVERAGE

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-.25 and A-.50</td>
<td>25% of rear yard</td>
</tr>
<tr>
<td>A-1</td>
<td>70% of lot area</td>
</tr>
</tbody>
</table>

### F. MINIMUM YARD FOR ACCESSORY BUILDINGS

<table>
<thead>
<tr>
<th>Zone</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>All A zones</td>
<td>25 feet</td>
<td>Accessory buildings located in rear yard: 3 feet</td>
<td>3 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Accessory building in side or front yard of main building: same requirements as main building</td>
<td>Corner lots which rear on side yard of another lot: 10 feetSee section 10-29-5D</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side yard next to dwelling on adjacent lot: 10 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Corner lots: 20 feet from streetSee section 10-29-5C</td>
<td></td>
</tr>
</tbody>
</table>
### CHART 10-11
RECREATIONAL ZONE DEVELOPMENT STANDARDS

#### A. MINIMUM LOT AREA AND WIDTH

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Area</th>
<th>Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>FR-1</td>
<td>1 acre</td>
<td>150 feet, at 30 feet from front lot line</td>
</tr>
<tr>
<td>FR-2.5</td>
<td>2.5 acres</td>
<td>250 feet, at 50 feet from front lot line</td>
</tr>
<tr>
<td>FR-5</td>
<td>5 acres</td>
<td>250 feet, at 50 feet from front lot line</td>
</tr>
<tr>
<td>FR-10</td>
<td>10 acres</td>
<td>250 feet, at 50 feet from front lot line</td>
</tr>
<tr>
<td>FR-20</td>
<td>20 acres</td>
<td>250 feet, at 50 feet from front lot line</td>
</tr>
<tr>
<td>RC</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

#### B. MINIMUM YARD FOR RESIDENTIAL AND ACCESSORY BUILDINGS

<table>
<thead>
<tr>
<th>Zone</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>FR-1 and FR-2.5</td>
<td>40 feet</td>
<td>One side yard: 25 feet</td>
<td>Single-family dwelling: 40 feet</td>
</tr>
<tr>
<td>FR-5</td>
<td>50 feet</td>
<td>Both side yards: 50 feet</td>
<td>Any portion of uncovered or covered patio or deck: 40 feet</td>
</tr>
<tr>
<td>FR-10</td>
<td></td>
<td>Corner lot: 35 feet from street</td>
<td></td>
</tr>
<tr>
<td>FR-20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RC</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

#### C. MINIMUM YARD FOR BUILDINGS OTHER THAN RESIDENTIAL AND ACCESSORY BUILDINGS

<table>
<thead>
<tr>
<th>Zone</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>All FR zones</td>
<td>50 feet</td>
<td>30 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>RC</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

#### D. MAXIMUM BUILDING HEIGHT

<table>
<thead>
<tr>
<th>Zone</th>
<th>Main Building</th>
<th>Accessory Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>All FR zones</td>
<td>35 feet</td>
<td>1-story up to 16-feet and less than top elevation of main building See section 10-29-5F</td>
</tr>
<tr>
<td>RC</td>
<td>See subsection H-13 of this section</td>
<td></td>
</tr>
</tbody>
</table>