

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, February 7, 2017
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for December 6, 2016.
3. Discussion of potential changes to the Accessory Structure standards in Single Family Residential zones.
4. Discussion related to a potential Open Space Zoning District.
5. Election of Chairman and Vice Chairman of the Planning Commission for 2017.
6. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
December 6, 2016
6:30 P.M.

Present: Chairman – Sean Monson; Planning Commission Members – Dave Badham, Von Hill and Tom Smith, Sharon Spratley; City Council Representation - Richard Higginson; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chairman Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for November 15, 2016.

Von Hill made a motion to approve the minutes for November 15, 2016 as written. Richard Higginson seconded the motion. Voting passed 4-0-2 with Commission members Higginson, Hill, Monson and Spratley voting aye and Badham and Smith abstained.

4. Consider preliminary and final site plan approval for Carrington Place II located at 830 N 500 West, Greg Flint and James Horne representing JMH Investments, applicant.

Greg Flint and James Horne were present. Chad Wilkinson presented the staff report.

The applicants requested preliminary and final site plan approval for a 60 unit multifamily development. The property was recently the subject of a zone change to RM-19 which allows multifamily development subject to site plan review and approval by the Planning Commission and City Council.

The property is located at the “S”-Curve intersection of 1000 North and Highway 89/500 West. The property is surrounded by Single Family residential zoning and use to the north and east, a cabinet manufacturing use and storage to the north, an existing bar use to the west and multifamily residential to the south. The property directly to the northeast is currently used as a facility for the Davis School District. The proposed development is an extension of the Carrington Place apartment complex to the south.

The development is located on four existing parcels totaling approximately 3.15 acres. Prior to issuance of building permit, these four parcels will need to be consolidated to avoid structures crossing property lines. The applicant is also proposing a minor parcel adjustment with the existing development in order to meet density for the property.

Access to the project will be via a new driveway on 1000 North and a shared access with the existing apartments to the south. With conditions, the development meets the minimum parking standards based on the unit mix and has provided 1 covered parking space for each unit as required by ordinance. The development will need to provide one additional ADA parking space based on the standards of the Code. The site plan will also need to be revised to provide the required parking setback of 25 feet from the street.

The proposed structures are two stories and are less than the 35 foot maximum height for buildings in the RM-19 zone. The buildings all meet the required setbacks with the exception of the northern most of the proposed structures. Section 14-5-105 (A) requires a minimum setback of 25 feet from any public street. The building will need to be revised to meet this standard. This may require moving an additional building to the south in order to maintain minimum separations between buildings.

The applicant proposes a mix of brick, stucco, and siding materials for the buildings. Current standards of the Code limit the amount of stucco and siding to 50 percent of the exterior elevations. It appears that the elevations may need to be revised to meet this standard. The applicant will need to either provide calculations showing that the siding and stucco do not exceed 50 percent of the exterior, or provide revised elevations with additional brick to meet this standard. The proposed buildings show private outdoor space in the form of balconies for upper units and patios for lower units as required by Code.

The submitted landscape plan shows the minimum 40 percent landscaping required by Code. A final landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance.

Storm water will be detained in two detention ponds on the west side of the property and will connect to an existing 15 inch storm drain in 1000 North. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards.

The development will have some impacts on traffic in the area. However, the property was previously developed as a trailer park and therefore the net impacts to traffic are expected to be minimal.

Staff recommends that the Planning Commission recommend approval of the request for preliminary and final site plan review subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval by the City Council complete the following:
 - a. Revise the location of the building on the northwest of the site to meet the minimum 25 foot setback from the street.
 - b. Revise parking along the public street to meet the minimum 25 foot setback.
 - c. Provide one additional ADA parking space.
 - d. Provide calculations showing that stucco and siding materials do not exceed 50 percent of the exterior walls of the buildings or revise the elevations to provide additional brick.

3. Prior to issuance of a building permit, complete the following:
 - a. Consolidate the parcels and complete any proposed parcel boundary adjustments.
 - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
 - c. Any modifications required by conditions of the Planning Commission and City Council.

The Commission discussed the architecture of the buildings along with parking and circulation.

Dave Badham requested that an additional condition be added to those conditions outlined by staff.

4. The horizontal siding be made from cementitious siding.

Sharon Spratley made a motion that the Planning Commission pass a recommendation for approval to the City Council for preliminary and final site plan approval for Carrington Place II located at 830 N 500 West, with the 10 conditions outlined by staff and the addition of #4. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

5. Consider preliminary site plan approval for 5th South Plaza located at 273 W 500 South #1, Charlie Openshaw representing CJO Holdings LLC, applicant.

Mark Greenwood and Jeremy represented CJO Holdings were present. Chad Wilkinson presented staff report.

The applicant, Charlie Openshaw, representing CJO Holdings LLC, requested preliminary site plan approval for modifications to the existing 5th South Plaza development. The proposal includes the removal of the existing building currently occupied by the Barbacoa restaurant and the construction of a new 4,000 square foot building closer to 500 South. The proposal also includes the reconfiguration of the on-site parking, removal of a driveway on 500 South and updates to the façade of the existing buildings on site. The property is located in the CG (General Commercial) zoning district and the proposal requires site plan approval by the City Council.

The development was originally constructed in the late 1970's with the current building configuration. The property consists of an "L" shaped strip mall building with a separate detached building within the parking area. The property is completely surrounded by commercial zoning and development. Surrounding uses include mini storage use to the south, a gas station and restaurant use to the north, a restaurant to the east and a carwash use to the west.

One of the predominant issues with the current proposal is parking. The Code allows for the approving authority to reduce the required parking for uses that have varying intensities during the course of the day. The parking reduction must be based on professional standards and the approving authority can request a shared parking analysis prepared by a traffic engineer. The applicant has submitted a parking analysis prepared by Ryan Hales, a local transportation engineer. The parking analysis shows that based solely on the minimum parking rates prescribed by code, the development requires a total of 201 parking spaces. The proposed site plan will provide a total of 112 parking spaces which would not meet the minimum standard based solely on square footage. The parking study also looked at the

varying intensities of parking needed for the uses in the center throughout the day. Based on the analysis the peak demand was for 94 spaces with the peak occurring at approximately 6:30 pm. The applicant is requesting that the City Council approve a reduction in parking from 201 to 112 based on the results of the parking study. The City Planner and Engineer have reviewed the request and recommend approval of the reduction with one stipulation. The parking study was based on existing uses and therefore any new proposed use in the center may require additional parking analysis prior to approval.

The new building will meet the front setback of 20 feet required in the C-G zone. The proposal includes new landscaping along the 500 South frontage. The site is currently nonconforming with regard to landscape area and the proposal will decrease the nonconformity of the site.

The proposed improvements to the site include closing one of the existing driveways on 500 South and widen the two remaining driveways. The modifications to the driveway approaches will require approval by the Utah Department of Transportation. The applicant proposes improvements to the existing parking areas on site including widening of access aisles and removal of some existing noncompliant diagonal parking spaces.

The proposed building will be one story, 24 feet in height and approximately 4,000 square feet. Proposed materials include stucco, brick, fiber cement siding and glazing (glass windows and doors). The applicant also proposes to update the facades of the existing buildings to be consistent with the proposed building.

The site currently has three freestanding signs. Two of the signs are multi-tenant signs located on 500 South and 200 West respectively. The other freestanding sign on site is for the Barbacoa Restaurant. The Code limits properties in the C-G zone to one freestanding sign per street frontage. Any changes to the existing Barbacoa sign will require removal of the sign in order to comply with Code.

The proposed modifications to the site will result in the elimination of a driveway approach on 500 South and widening of two additional driveway approaches which will have a positive impact to traffic flow on 500 South.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary site plan and the requested parking reduction subject to the following conditions:

1. Complete any and all redline corrections.
2. Submit a final landscape plan for the new landscape area on 500 South Street meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
3. Prior to building permit, obtain approval from the Utah Department of Transportation of the proposed changes to the driveway approaches.
4. The final site plan submittal and approval shall be required prior to building permit and shall incorporate any changes required by the Planning Commission and City Council.

Commission members discussed parking for this area. Mr. Wilkinson stated that the applicant had a parking study done and 94 spaces were needed during the peak hour and that not all uses have a

required parking rate listed in the code.

Mr. Wilkinson reported that new business licenses would be reviewed as uses change and parking will be reviewed at that time. Current parking spaces are 112 minimum and the parking study shows that 94 spaces will be needed. Landscaping proposed will increase the property's compliance with code.

Commission members discussed the possible increase in traffic with the new building and businesses.

Mr. Wilkinson stated that each business has a different peak parking and traffic intensity time.

The applicant stated that businesses are aware of their needs and will self-regulate based on their needs before the business is even brought to that area.

Commission members asked for clarification about storm water, regrading and pavement. Mr. Greenwood reported that the applicants will be working with Mr. Rowland with the storm water as soon as the parking is approved. There are plans to resurface the entire parking lot.

Sharon Spratley made a motion that the Planning Commission pass a recommendation for approval to the City Council for preliminary site plan approval for 5th South Plaza located at 273 W 500 #1, with the four conditions outlined by staff. Tom Smith seconded the motion. Voting passed 6-0 with Commission members Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

6. Consider approval of the 2017 Planning Commission Meeting Calendar.

Sharon Spratley made a motion to approve the 2017 Planning Commission Meeting Calendar as written. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

7. Planning Director's report, review of pending applications and miscellaneous business.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:05 p.m.

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Subject: Discussion Regarding Open Space Zone

Applicant: Bountiful City

Author: Chad Wilkinson

Date: February 7, 2016



Background and Analysis

In November 2015, during review of a potential land-swap proposal between a private property owner and the federal government, the City Council directed that staff should bring for consideration the potential adoption of an open space zone in order to preserve undeveloped areas within the City limits

Adoption of an open space zone will include two components. First, adoption of the zoning district will entail identifying the properties to be included within in the zone. Questions to consider include:

- Should the zone be limited to publicly owned properties or should it include some privately owned lands?
- Should the open space zone include parks, the golf course and other recreational properties?
- Should publicly owned properties used for storm water detention/drainage facilities be included?
- Should the existing Mountain Development and Watershed Protection zone be replaced by the open space zone?
- Should other public owned properties such as the cemetery be included in the zone?

Staff will present several different scenarios at the meeting for the commission to consider. Because the properties to be considered include parcels throughout the City, and because of the scale of the area to be discussed a map has not been attached to the packet.

The second issue relates to the standards for regulation of the open space zone. Staff has included a discussion draft of potential regulations for an open space zoning district. Items to consider related to standards include the types of uses to be allowed, standards for structures and whether or not to combine some of the watershed protection standards in the open space zone. For the convenience of the Commission, a copy of the Mountain Development and Watershed Protection Zone has also been included with your packet.

Recommendation

This a discussion item only and no action is required by the Planning Commission at this time.

Attachments

Potential Open Space Zone Standards

Mountain Development and Watershed Protection Zone Standards

**Chapter 14-XX
OPEN SPACE DISTRICT O-S**

PURPOSE:

To establish areas in open and generally underdeveloped lands where only developments compatible with open space character would be permitted in order to preserve, maintain and protect open space resources; and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city. Regulations of this district are prohibitive and designed to protect these greenbelt open spaces from encroachment of residential, commercial and industrial uses which are contrary to the public interest.

PERMITTED, CONDITIONAL, AND PROHIBITED USES:

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-XX-XXX

<u>Use</u>	
Municipal Facility	P
Public or Private Cemetery	C
Public or Private Utility Facility	P
Public Recreational Facility (including for example parks, trailheads, trails)	P
Telecommunication Facility not on City Property	C
Telecommunication Facility on City property	P
Utility Lines and Rights-of-Way	P

SIDE YARD REGULATIONS:

Minimum width of any side yard for main or accessory buildings shall be ten feet (10') and the total width of the two (2) required side yards shall be not less than twenty five feet (25'). On corner lots, the side yard facing a street shall be not less than twenty feet (20') for any building.

FRONT YARD REGULATIONS:

Minimum depth of the front yard for all buildings shall be twenty five feet (25'). All accessory buildings shall be located at the rear of and at least six feet (6') from the main building.

REAR YARD REGULATIONS:

Minimum rear yard for all main buildings shall be twenty five feet (25'), and for all accessory buildings ten feet (10').

CHAPTER 12

(MWP) MOUNTAIN DEVELOPMENT AND WATERSHED PROTECTION ZONE

- 14-12-101 PURPOSE AND OBJECTIVES**
- 14-12-102 PERMITTED USES**
- 14-12-103 SPECIAL USE PERMITS**
- 14-12-104 CONDITIONAL USE PERMITS**
- 14-12-105 CONDITIONS FOR SPECIAL AND CONDITIONAL USE PERMITS**
- 14-12-106 SITE PLAN REVIEW**

14-12-101 PURPOSE AND OBJECTIVES

The purpose of the Mountain Development and Watershed Protection Zone is to provide for the controlled development of the mountains and protection of the watershed areas east of Bountiful City. It is deemed in the public interest that unnecessary and scattered conversion of open space to developed uses be controlled and the resultant adverse impacts of development, conversion, and destruction of natural habitats be prevented and mitigated, including:

- A. despoliation of the area's natural environmental quality by air, water and noise pollution;
- B. destruction of scenic beauty;
- C. disturbance of the ecology and natural habitat;
- D. unnecessary roads;
- E. hazards related to geology, fire and flood;
- F. loss of lands which provide watershed for the urban areas; and
- G. excessive costs of providing the necessary public services and infrastructure to accommodate isolated and dispersed pockets of development.

14-12-102 PERMITTED USES

For each parcel within the Mountain Development and Watershed Protection Zone, the following uses are permitted to the extent otherwise permitted by law or ordinance:

- A. Continuation of the existing uses actually being made of each parcel as of the effective date of this Ordinance, as well as any uses made of such parcel of a substantial basis during the immediately preceding period of five (5) years, at the same general level of intensity and density of such uses.
- B. Crops, grazing, and other agricultural uses.
- C. Management for watershed, and for fish and wildlife habitat, hunting, and fishing.

- D. Accessory uses that are customarily incidental or subordinate to, or are reasonably necessary in order to continue and maintain, any of the foregoing principal uses that are actually being made.
- E. Any other uses, including recreational uses, that (a) are compatible with one or more of the foregoing uses actually being made or to which the parcel is suited, and (b) do not require substantial new construction, grading, fill, improvements, road-cutting, clear-cutting, draining, dredging, or other modifications of the existing surface features of the parcel.
- F. Municipal Facility
- G. No use.

14-12-103 SPECIAL USE PERMITS

For a period of five (5) years from the effective date of this Ordinance, the City Council may, upon appeal and after review and recommendation from the Planning Commission, authorize special use permits for additional uses, or greater intensities or densities of use, of particular parcel within the Mountain Development and Watershed Protection Zone, provided that such special use permits will not be contrary to the public interest and, owing to special conditions unique to the parcel, a literal enforcement of the use limitations applicable to the parcel would cause extreme hardship to the owner. Any such special use permit which is granted shall thereafter expire unless the additional use, or greater intensity or density of use, permitted thereby is substantially commenced within one (1) year of the granting of the variance.

Extreme hardship shall be found to exist only if the permitted uses leave the owner no worthwhile use, no means of obtaining an appreciable economic return, and only a bare residual value under applicable market conditions. Hardship shall not include owner-created hardship, nor shall hardship include any condition that results from prior use or abuse of the land by any current or prior owner of an interest in it, including prior extraction or destruction of the land's natural resources. Hardship resulting from voluntary subdivisions may be considered only (a) to the extent the subdivisions were approved and completed prior to the effective date of this Ordinance or (b) if a finding is made that the original subdivided tract cannot be reconsolidated, in whole or in part, on an economically viable basis.

No special use permit shall be authorized merely because the permitted uses, or intensities or densities of use, (a) result in practical difficulty, (b) provide less than the highest or best return to the owner, or (c) prevent a return proportionate to the current owner's investment in the parcel if, under applicable market conditions, the amount of such investment exceeds the fair market value which the parcel had in light of its use, adaptations for use, intensity or density of use or surface features at the time that the investment was made.

14-12-104 CONDITIONAL USE PERMITS

The City Council may, upon application by the owner and after review and recommendation by the Planning Commission, grant conditional use permits authorizing otherwise prohibited additional uses, or greater intensities or densities of use, of particular parcels within the Mountain Development and Watershed Protection Zone, including new construction, residential structures, grading, fill, improvements, road-cutting, clear-cutting, draining, dredging, or other modifications of

the existing surface features of the parcel, if the applicant makes an affirmative showing that:

- A. the public interest would be served by permitting such additional use, or greater intensity or density of use, at the proposed location;
- B. the same public interest cannot be reasonably served by the currently lawful use of other lands within or outside the Mountain Development and Watershed Protection Zone.

14-12-105 CONDITIONS ON SPECIAL AND CONDITIONAL USE PERMITS

Every special use permit or conditional use permit shall include such conditions as the City council shall determine to be necessary to ensure that any additional use, or greater intensity or density of use, authorized thereunder will be accomplished with the minimum possible modification of and impact on the existing surface features of the particular parcel, and without impairment of the uses for which the neighboring lands are reasonably adapted.

14-12-106 SITE PLAN REVIEW

All locations of buildings, accessory structures, roads and other improvements in the Mountain Development and Watershed Protection Zone shall be determined by site plan review at the time a special or conditional use permit is considered and authorized by the City Council.

Commission Staff Report

Subject: Discussion Related to
Accessory Structure standards in Residential Zones
Applicant: Bountiful City
Author: Chad Wilkinson
Date: February 7, 2016



Background and Analysis

The Planning Commission has recently expressed a desire to reconsider standards for accessory structures in residential zones. The issue has been raised as a result of two recent variance requests. The predominant issue that has come up with the two variance requests relates to the standards for accessory structures in side yards and how the side yard is defined in Code. Accessory structures located within side yards are required to meet the setbacks for a primary structure. When homes are expanded, it often changes the location of an accessory structure from a rear yard to a side yard as defined by Code. Residents have requested an expansion of their homes into rear yard areas which has created conflicts with existing detached accessory structures.

The purpose of this discussion item is to review existing standards, look into the purpose of the standards and discuss examples of how existing codes have been applied to specific requests. A copy of the standards is included below along with a diagram showing the setback standards for single family residential zones.

Recommendation

This a discussion item only and no action is required by the Planning Commission at this time.

Attachments

Section 14-4-105 Standards for Accessory Structures in Single Family Zones

Setback Diagram

14-4-105 YARD AND SETBACK REQUIREMENTS

The following minimum yard requirements shall apply in the (R) Zone:

- A. Front Yard - Each lot or parcel shall have a front yard setback of not less than twenty-five (25) feet from the front lot line. Except for corner lots, where the elevation of the ground differs ten (10) feet or more from the curb level, as measured at a point fifty (50)

feet from the front lot line and midway between the side lot lines, said front yard setback may be reduced to twenty (20) feet.

- B. Side Yard; Interior Lot - Each interior lot or parcel of land shall have two (2) side yards as indicated below for the sub-zone in which the lot or parcel is located:

<u>Subzone</u>	<u>Minimum Side Yard (ft)</u>	<u>Total Combined (ft)</u>
R-3, R-4, R-1	8	16
R-F	8	20

- C. Side Yard; Corner Lot - On each corner lot or parcel of land, the side yard setback contiguous to the street shall not be less than twenty (20) feet, and shall not be paved or used for vehicle parking, except for a legally constructed driveway that provides direct access to a garage or carport. The interior side yard setback shall be the same as the side yard setback for an interior lot. The twenty (20) foot street side yard extends from the minimum front yard setback to the rear property line.
- D. Side Yard; Flag Lot – A flag lot shall have a minimum side yard setback equal to the minimum required rear yard setback.
- E. Side Yard; Deep Setback – Any home that is located more than one hundred (100) feet from the front property line shall have a minimum side yard setback equal to the minimum required rear yard setback.
- F. Side Yard; Driveway -- When used for vehicle access to the primary garage, carport, or parking area, an interior side yard setback shall be at least twelve (12) wide.
- G. Side Yard; Accessory Structure – No accessory structures shall be allowed in any required side yard setback.
- H. Rear Yard - Each lot or parcel shall have a rear yard setback of not less than twenty (20) feet.
- I. Rear Yard; Irregular Lot - On any lot which is not generally rectangular in shape, the required minimum rear yard setback may be an average of the distances measured from the rear corners of the main building directly to the rear property line(s). However, at no point may the main building be closer than fifteen (15) feet to the rear property line(s).
- J. Accessory Structure, Primary Use Required – An accessory structure shall not be permitted on any lot or parcel of land unless a primary structure is first constructed on the site. If the primary structure is removed and not immediately replaced, any accessory structure must also be removed. A lot or parcel shall not be subdivided such that an accessory structure is located on a lot or parcel without a primary structure.
1. Accessory Structure, Permitted Use – An accessory structure allowed as a permitted use shall meet all of the following:
- The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be

reduced in area after the construction of an accessory building, such that it is in violation of this provision.

- b. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.
- c. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
- d. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.
- e. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- g. An accessory structure shall meet all applicable provisions of the International Building Code.
- h. An accessory structure shall not encroach on any easements, recorded or otherwise.
- i. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.
- j. The height of an accessory structure shall not exceed twenty (20) feet.

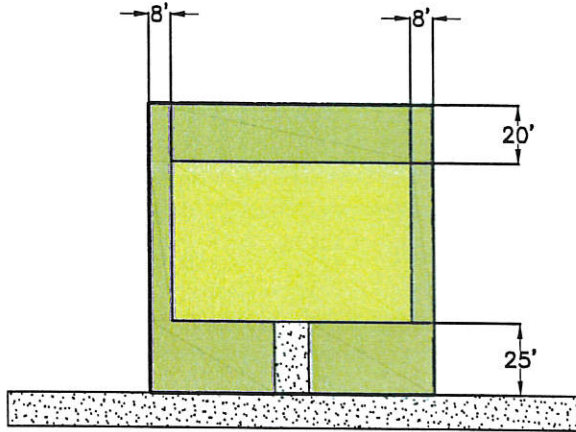
2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:

- a. The approval body shall consider the following when reviewing the proposed accessory structure:
 - i. The extent that sunlight, air, and viewsheds are obstructed/disturbed,
 - ii. The proximity to adjoining structures,
 - iii. The contour of the land, both existing and proposed,
 - iv. Features peculiar to the site and the immediately adjoining properties.

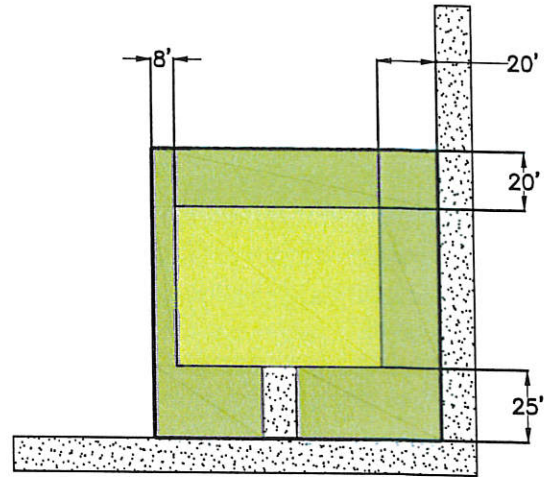
- v. The location of windows, doors, balconies, and other openings that may intrude on the privacy of adjoining property owners,
 - vi. The proposed and potential uses based on the size, configuration, and other aspects of the structure.
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- b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.
 - c. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. The approving body may require an increased setback based on the criteria of 14-4-106(C.)(1.).
 - d. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
 - e. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.
 - f. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
 - g. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
 - h. An accessory structure shall meet all applicable provisions of the International Building Code.
 - i. An accessory structure shall not encroach on any easements, recorded or otherwise.
 - j. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.
 - k. The height of an accessory structure shall not exceed twenty (20) feet.

RESIDENTIAL SETBACK REQUIREMENTS

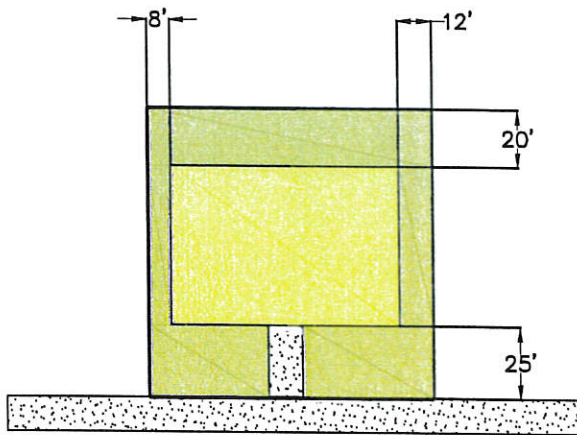
R-1, R-3, R-4 & R-F ZONES



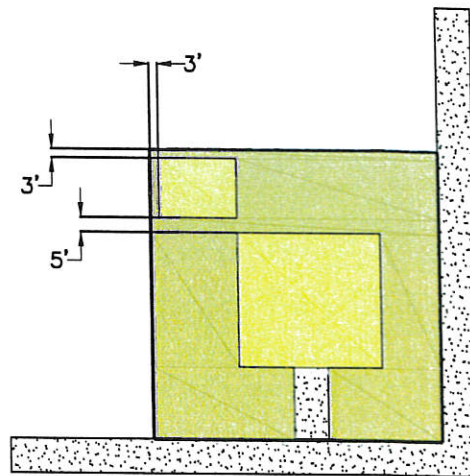
**REGULAR LOT
R-1, R-3 & R-4
ZONES**



**CORNER LOT
ALL R ZONES**



**REGULAR LOT
R-F ZONE**



**ACCESSORY
BUILDING
ALL R ZONES ALL
LOT TYPES
CANNOT BE LOCATED
ON UTILITY EASEMENTS**