



# Providence City

15 South Main Street  
Providence, UT 84332  
(435) 752-9441 • Fax: (435)753-1586

## PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type: Code Amendment

Applicant: Providence City

Project Description: Amendments to Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 Setbacks allowing a covered porch to extend into the front yard setback.

Hearing Date: 10/14/2015


Hearing Time: 6:15 pm

Hearing Location: Providence City Office Building, 15 South Main, Providence UT

Prior to making a recommendation on this project, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,

  
Skarlet Bankhead  
City Administrator/Recorder

Newspaper Publication Date(s): Friday, 10/02/2015

Posting Date: 09/30/2015

Posted on [www.providencacity.com](http://www.providencacity.com) and the Utah Public Notice Website

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10-8-3:       **SETBACKS:**

A.     Front Yard:

1.     The minimum required front yard for uses in each of the zoning districts shall be in accordance with information provided on the space requirement chart shown in Section 10-8-1 of this Chapter.
2.     The front yard shall be measured from the property line to the front face of the building, attached accessory building, accessory building, covered porch or covered terrace. ~~Steps,~~ Uncovered porches, eaves and roof extensions may project into the required front yard for a distance not to exceed four feet (4').
  - a.     For existing homes, that do not meet the building code for entry landings:
    - i.     A covered, unenclosed, entry may extend further than four feet (4') into the required front yard; but ~~shall~~ may not extend further than the minimum to meet the requirements in the building code for entry landings more than four feet (4') from the front of the house.
      1.     Maximum porch size is 24 square feet.
      2.     Roof may not extend more than one foot (1') past the front of the porch.
    - ii.    Ramps that are added to allow for ADA access may extend into the required front yard; but shall not extend further than the minimum to meet the grade and landing requirements for ADA access.
    - iii.   A site plan shall be submitted for zoning approval.
3.     Where a building line has been established by a plat or covenant and such line requires a greater setback than is required by this Title, the building line established by plat or covenant shall prevail.
4.     Gasoline service station pump islands may not be located closer than fifty feet (50') to the front property line (see subsection 10-8-6C7 of this Chapter.
5.     A porch, stoop or stairs which are thirty inches (30") or greater in height shall be regarded as part of the building. Such porch, stoop or stairs requires a railing of not less than thirty inches (30") in height. This requirement applies to side and rear yards as well.
6.     In residential districts, accessory buildings may be placed no closer than twenty five feet (25') to the property line, except in the SMH District which shall require only twenty feet (20').