Staff Report

To: Francis City Planning Commission
From: Mandy Crittenden
Report Date: October 28, 2019
Meeting Date: November 14th, 2019
Title: Contractors Storage Yard
Type of Item: Conditional Use Permit

Executive Summary:
The City has received an application for a Contractors Storage yard conditional use permit. Mike & Betsy Leavitt wish to purchase Terry Thompson’s property located at 2054 SR 32 Francis on the condition that they are allowed a Conditional Use Permit for a Contractors Storage Yard. The property is 1.6 acres and is in the AG-1 Zone, which allows for a Contractors Storage Yard. The applicant intends to use the existing structure to store tools, equipment, etc. They are wanting to add an additional structure to store additional equipment including dump trucks. They are also wanting to add a gated entrance and a site obscuring fence around the entire property. They will not be conducting any business out of the storage yard, it will be strictly used to store equipment for their company MC Contractors. They are purposing to put a few exterior lights and a nice business logo on the fence.

City Code:
18.30: Agricultural One Zone
18.30.020: Permitted and conditional uses
18.15.130: Standards for approving a storage yard
18.105: Signs and outdoor advertising

General Plan:
Land Use: Pg. 14-18
Agriculture one: Pg. 16

Planning Commission Recommendation:
Forward to City Council with the following conditions:
Follow the Lighting Ordinance
Follow the Noise Ordinance
Follow the Standards for approving a storage yard
Follow Nuisance Ordinance

Staff Recommendation:
Review the submitted plans and application for a Conditional Use Permit.

Community Review:
A public hearing is required at this time.
Staff Report

To: Francis City Planning Commission
From: Mandy Crittenden
Report Date: September 11th, 2019
Meeting Date: October 24th, 2019
Title: Contractors Storage Yard
Type of Item: Conditional Use Permit

Executive Summary:
The City has received an application for a Contractors Storage yard conditional use permit. Mike & Betsy Leavitt wish to purchase Terry Thompson’s property located at 2054 SR 32 Francis on the condition that they are allowed a Conditional Use Permit for a Contractors Storage Yard. The property is 1.6 acres and is in the AG-1 Zone, which allows for a Contractors Storage Yard. The applicant intends to use the existing structure to store tools, equipment, etc. They are wanting to add an additional structure to store additional equipment including dump trucks. They are also wanting to add a gated entrance and a site obscuring fence around the entire property. They will not be conducting any business out of the storage yard, it will be strictly used to store equipment for their company MC Contractors. They are purposing to put a few exterior lights and a nice business logo on the fence.

City Code:
18.30: Agricultural One Zone
18.30.020: Permitted and conditional uses
18.15.130: Standards for approving a storage yard
18.105: Signs and outdoor advertising

General Plan:
Land Use: Pg. 14-18
Agriculture one: Pg. 16

Planning Commission Recommendation:

Staff Recommendation:
Review the submitted plans and application for a Conditional Use Permit.

Community Review:
A public hearing is required at this time.
September 4, 2019

Francis City Planning and Council Members
Attn: Mandy Crittenden, Town Planner

To whom it may concern:

This letter is to address and accompany the Conditional Use Permit for parcel #FT-2061-B.

The property is currently owned by Terry Thompson and we, Mike and Betsy Leavitt are hoping to purchase this property. We are applying for this conditional use permit in hopes that we would be able to utilize it as we would like before we purchasing it.

The parcel was formally used as a logging and saw mill operation. The business is no longer operating in the location but there is a lot of wood and equipment still stored there.

We are applying for this conditional use permit as a contractor’s storage yard. The existing structure would remain in the same location. All lumber and wood would be removed or disposed of and existing grade would be dug down 18” and hauled offsite. We would replace the excavated area with good, clean fill and build it back up, finishing the last 6” with road base or rotomill to minimize dust for our final grade. The existing building would be used to storage of tools, equipment, and any things we see fit. This will minimize the amount of materials that would need to be storage outside. On average our equipment sits for 1 maybe 2 months (January – February) out of the year.

We are proposing an additional structure to be built. It would sit on the west of the property and would be a 50 ft. x 90 ft. building. (Drawings are attached) The doors would be facing north and south. We could enter the shop directly off of SR 32, and the rear doors would enter into the parcel. This would be used for storing equipment, dump trucks and miscellaneous tools and materials. The power for this building would be ran within the property from the existing building.

The main assesses to the property would be: 1) the new proposed structure and 2) a gated entrance in front of the existing structure. The entire property would be fenced with a site obstructing fence.

Proposed hours of operation would be Monday - Friday 6:30-9, and Saturday 6:30-7. Please keep in mind that is the not an "open for business" kind of storage. It would only be our own equipment, and trucks. On a busy day there may be 3 or 4 people come and go throughout the day. But we can also go a few days without any activity other than dump trucks so it varies.
We are proposing a few exterior lights be on the buildings, they would be minimal. We would like to place a nice business logo on the fence closes to the road. It would be appealing to the eye, minimal lighting, and very well kept.

We have included an aerial view of the parcel as it sits currently, a site plan that includes all the plans as to what will be where, as well as a topography and drainage plan, and lastly a plat map from the County.

Hopefully we have everything needed to make this process and smooth as possible. However, if we have missed anything please don’t hesitate to let us know.

Cordially,

[Signature]

Mike and Betsy Leavitt
Staff Report

To: Francis City Council  
From: Mandy Crittenden  
Report Date: October 28th, 2019  
Meeting Date: November 14th, 2019  
Title: Floating Zone Multi-Family Housing  
Type of Item: Code Text Amendment

Executive Summary:  
Francis City is seeing the need for more affordable housing increasing. Adding the ability to build multi-family housing into the code gives developers additional building options and potentially more affordable housing for residents. In past Francis City Code two-family dwellings, condominiums, and townhomes were allowed for multifamily housing. Attached is a draft for a multifamily zone that includes items recommended in past meetings.

City Code:  
17.60.025- Conservation Subdivision allows for 25% of the total development to be in townhomes.  
18.20.050- One dwelling per lot.

General Plan:  
- Moderate Income housing pg. 30-32

Planning Commission Recommendation:  
A public hearing was held in the Planning Commission and the following changes were made to the rough draft of the ordinance.
1- Maximum density will be 6 units per acre.
2- 12-foot set back from main dwelling for accessory buildings
3- For dwellings over 6 units 1,000 sq. ft. of open space is required per individual dwelling unit.

Staff Recommendation:  
Review the attached draft of the multifamily zone, discuss changes that need to be made.

Community Review:  
A public hearing is required at this time.
FRANCIS CITY

ORDINANCE NO. 2019-10

AN ORDINANCE OF THE FRANCIS CITY COUNCIL CREATING AND ADOPTING A MULTI-FAMILY RESIDENTIAL ZONE ORDINANCE TO PROMOTE THE PUBLIC WELFARE OF FRANCIS CITY.

WHEREAS, there is significant growth occurring in and around Francis City; and

WHEREAS, the Francis City Council desires to promote the public welfare of the City by adopting a multi-family residential zoning ordinance; and

WHEREAS, the City Council of Francis City finds that is in the public interest to adopt provisions of the Francis City Code relating to the Multi-Family Residential Zone.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Francis as follows:

Section 1. Adopt. The City of Francis hereby adopts the Multi-Family Residential Zone, aka FCC 18.58 Multifamily Housing as outlined in Exhibit A incorporating this into Francis City Code.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council the ___ day of November, 2019.

Aye     Nay

Mayor Byron Ames

Councilmember Cox

Councilmember Crittenden

Councilmember Forman
Councilmember Fryer

APPROVED:

______________________________
Mayor Byron Ames

ATTEST:

______________________________  ______________________________
City Recorder                      City Seal:
Staff Report

To: Francis City, Mayor and Council

From: Jeffrey B. Jones, AICP, Econ. Development & Housing Director

Re: Census 2020 – Complete Count Committee

Type of Item: Informational

Meeting Date: Tuesday, October 22, 2019

SUMMARY

As mandated by the Constitution, the United States Census Bureau will conduct a decennial count of every resident in the United States in 2020. The Census will produce statistics that are used to apportion the seats of the U.S. House of Representatives, realign legislative boundaries of each state and allocate billions of dollars in Federal and State funding to local communities. The results will have implications for at least a decade and affect government and private industry decisions.

COMMUNITY BENEFITS AND CONSIDERATIONS

Federal funds, grants and support to states, counties and communities are based on population totals and breakdowns by sex, age, race, and other factors. Our state and communities benefit the most when every single resident is counted. When we respond to the Census, we help our community obtain its fair share of the $675 billion per year in federal funds spent on schools, hospitals, roads, public works and other vital programs.

A study published in 2017 by the George Washington Institute of Public Policy calculated that $5,694,470,987 was distributed to Utah based on decennial numbers. For Utah, this figure breaks down to $1,870 per capita and roughly $5,254 per household in Summit County. Over a 10-year period, that would equate to $52,547 lost for every household in Summit County that was missed in the Census count. For Census 2010, only 55% of the households in Summit County reported.
CHALLENGES

Some Utah neighborhoods have been identified as among the nation's toughest to count—including some in Summit County.

![Map of Utah](https://www.censushardtocountmaps2020.us/)

Figure 1: Source: https://www.censushardtocountmaps2020.us/

In the 2000 census, Utah missed gaining a fourth U.S. House of Representatives seat by 80 people (which instead went to North Carolina). For now, Summit County and its partners are dependent on federal efforts, supplemented by local volunteers to get the word out.

COMPLETE COUNT COMMITTEE

A Complete Count Committee (CCC) is a volunteer committee established by local governments and community leaders to increase awareness and motivate residents to respond to the 2020 Census. The CCC is charged with developing and implementing a 2020 Census outreach plan of action designed to target and address the needs of its community. Summit County and its partners are looking for members of the County to join the Complete Count Committee.

Potential committee members include, but are not limited to:

- Elected officials, city planners, and heads of relevant governmental agencies/departments.
- Superintendents, principals, and public/private school system leaders.

Summit County
60 N Main Street, Coalville UT 84017
(435) 336 3200
• Faith-based organization leaders.
• Community-based organization leaders.
• Corporate leaders, small business leaders, and heads of business associations.
• Advocacy organizations and social outreach programs.
• Major media organizations and county public information officers.

While the task of local governments is to appoint a Complete Count Committee, the US Census Bureau provides a Partnership Specialist who serves as an advisor and Census liaison to our local CCC. Summit County’s Partnership Specialist is:

Ms. Meredith M. Reed
Partnership Specialist
Dallas Regional Census Office/Field Division/Denver Region
M: 801-647-0291
E: meredith.m.reed@2020census.gov

FISCAL IMPACT

While there is no hard cost to recruit or train a Census Count Committee (CCC), each household missed or not counted in the 2020 census will result in an approximately $52,547 loss to Summit County in federal funding over the 10-year period until the next census count.

CENSUS 2020 TIMELINE

• **January 2019**, field offices open around the country.
• **August - September 2019**, Census Bureau will deliver feedback from the Local Update of Census Addresses Operation (LUCA) feedback back to Summit County.
• **February 2020**, Group Quarter operations begin. These operations include, but are not limited to, people in colleges and universities, correctional facilities and medical facilities, people experiencing homelessness, people receiving service at service-based locations, people living on maritime vessels and people living on military bases.
• **March 2020**, Internet self-response begins. Mailing 1: Contains instructions to self-respond with unique ID. Most will receive a postcard with instructions to complete the survey online or over the phone. About 20% of households will receive a paper form option as part of the initial outreach. The Census will encourage, but not require, people to enter their unique ID with their response. Mailing 2: Letter to non-respondents. Mailing 3: A post card to non-respondents.
• **April 2020**, Census Day is April 1. Mailing 4: Letter and survey to non-respondents. Mailing 5: “It’s not too late” post card to non-respondents.
- **May 2020**, Non-response follow-up (NRFU) begins. Census workers visit addresses from the Census Master Address File that did not complete a Census questionnaire and collect information at the door. Enumerators can visit an unresponsive household up to six times. Includes solicitation of proxy responses, which are responses provided by a knowledgeable source, such as a neighbor.
- **August 2020**, Complete NRFU.

**ATTACHMENT: PowerPoint Presentation**
Summit County, UT

15'054 HH (2019)
$5'254 per HH Summit County
$1'870 per capita (Utah)
$675 Billion Dollars!!

Equal Opportunity
Schools and Education
Transportation and Mobility
Research and Mapping
Housing and Land Use
Medical and Health Care
Emergency Services
Political Redistricting
Political Representation

Planning Future Government
Decision Making
Business and Economy
Social Assistance
Summit County, UT

- Requested.
- 12 Total number of submitted addresses not accepted by the Census Bureau as requested.
- 733 Total number of submitted addresses records not processed by the Census Bureau.
- 2 Total number of submitted address records processed by the Census Bureau.
- 745 Total number of address records submitted to Census Bureau.
- 747 Total number of address records submitted to Census Bureau.
Here!
Your Name

Tyler Rowser, City of Coalville
Tim Henney, Park City Municipal Corporation
Melinda Colton, Park City School District
Rob Harter/Pete Stoughton, Christian Center of Park City
Meredith Reed, League of Women Voters of Utah
Jill Lesh, League of Women Voters of Utah
Krechel Murdock, Summit County Staff
Jeffrey B. Jones, AICP, Summit County Staff
Glenn Wright, Summit County Council

Summit County, UT

Interested in joining? Contact Jeff Jones at jones@summitcountyny.org

E: meredith.m.reed@2020census.gov
M: 801-647-0291
Division/Denver Region
Dallas Regional Census Office/Field Partnership Specialist
Meredith M. Reed

435-336-3221

Complete Count Committee

Complete Count Committee
Census Timeline

April 1, 2020
When you respond to the census, you tell the Census Bureau where you live as of April 1, 2020. Census Day is observed nationwide. By this date, every home will receive an invitation to participate in the 2020 Census.

January 2020: The Census Bureau begins counting the population in remote Alaska.

Invitation to participate in the 2020 Census is called address canvassing, and it helps to ensure that everyone receives an invitation to participate. This is critical to ensure that the Census Bureau's address list is up to date. This change and growth to ensure that the Census Bureau's address list is up to date. This ensures that everyone receives an invitation to participate.

August 2019: Census workers begin visiting areas that have experienced a lot of change and growth over the country to conduct the census.

November 2019: The U.S. Census Bureau opens 248 area census offices throughout the country. These offices support and manage the census workers who work across the country.

Summit County, UT

Census Committee

2019 Summit County Census Committee
Changes. This information is used to redraw legislative districts based on population changes.

March 31, 2021: By this date, the Census Bureau will send redistricting counts to the President and Congress as required by law.

December 2020: The Census Bureau delivers apportionment counts to the 2020 Census to make sure everyone is counted.

May 2020: The Census Bureau begins visiting homes that haven't responded to the accurate count.

April 2020: Census takers also begin conducting quality check interviews to help ensure an accurate count.

Census takers also begin visiting college students who live on campus.
https://summitcounty.org/1082/Census-2020

Summit County, UT

Census 2020 Web Page
RESOLUTION NO. 2019-06

A RESOLUTION ESTABLISHING A COMMUNITY RENEWABLE ENERGY GOAL FOR KAMAS CITY, AND RELATED MATTERS

WHEREAS, Francis City is responsible to promote the public health, safety and welfare of its residents, including access to clean air and clean water; and

WHEREAS, the transition to a low-carbon community reliant on the efficient use of renewable energy resources will provide a range of benefits including improved air quality, increased energy security, local “green” jobs, reduced reliance on fluctuating resources and myriad other positive outcomes; and

WHEREAS, transforming our electrical energy supply to renewable sources is possible by combining renewable power generation with energy efficiency, energy storage, demand management, and other advances and changes in how we generate and use energy; and

WHEREAS, THE Utah Legislature adopted the Community Renewable energy act, Utah Code SS54-17-901 to -909 (the act) to enable development of community renewable energy programs; and

WHEREAS, THE Act requires a municipality to adopt a resolution no later than December 31, 2019, that states a goal of achieving an amount equivalent to 100% of the annual electric energy supply for participating customers from renewable energy resources by 2030;

NOW, THEREFORE, BE IT RESOLVED by the City council of Francis, Utah, as follows:

1. Francis City hereby commits to a community goals of achieving an amount equivalent to 100% of the annual electric energy supply for participating customers from renewable energy resources by 2030.

ADOPTED and RESOLVED this 14th day of November 2019.

Mayor Byron Ames                                      City Recorder Suzanne Gillett
Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: November 12, 2019
Meeting Date: November 14, 2019
Title: Lighting Ordinance
Type of Item: Code Text Amendment

Executive Summary:
The purpose of this code text amendment is to take steps to protect the night sky surrounding Francis from potential light pollution. With more residential and commercial development, the need to preserve the night sky could become problematic if not addressed soon.

City Code:
17.65 Residential Outdoor Lighting
18.115 Commercial Outdoor Lighting
18.65.090 CUP Standards for review. #8 Signage and lighting

General Plan:
- Remain a beautiful and rural community-Pg. 11
- Environmental Goals and Guidelines-Pg. 38

Staff Recommendation:
Review the attached draft of a lighting ordinance and make any changes or additions necessary. Discuss further the intentions of whether or not to combine all lighting into one title.

Community Review:
A public hearing has already been held.
Chapter 18.115 Commercial
Outdoor Lighting

18.115.005 Purpose and Intent
18.115.010 Definitions
18.115.015 Lighting Plan
18.115.020 Commercial Lighting
18.115.025 Exemptions
18.115.030 Compliance

18.115.005 Purpose and Intent
The Purpose of the lighting requirements in this title is to reasonably preserve visibility of the night sky and to reduce the impact of necessary commercial or industrial lighting on adjacent residential surroundings. This does not require the elimination of any light to adjacent zones, but requires reasonable efforts to reduce light from non-residential zones to adjacent residential zones. Reductions can be accomplished through the use of fencing, landscaping, structure locations, and light fixtures.

18.115.010 Definitions
Agricultural lighting: Lighting that is used in relation to the tilling of soil, the raising of crops and animals for private, commercial or industry, horticulture, and gardening as defined in section 18.10.010

Holiday Lighting: Any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Culture or Religious Holiday.

Full cut-off: The bulb is fully recessed within the lighting fixture with no light emitted above the horizontal plane of the fixture.

Special Events: Events that are temporary in nature, multiple days in length and have obtained a Special Event permit from Francis City.

18.115.015 Lighting Plan:
An outdoor lighting plan shall be submitted with the site/development plan. The plan must show the location, height, number and type of fixtures to be used for all outdoor lighting. The applicant in nonresidential zones must also provide a plan on how outdoor lighting will minimize impacts on adjacent properties and lumen output for each fixture. All lighting plans for non-residential uses, must be approved by the City Council.

18.115.020 Nonresidential Lighting Standards:
The following standards must be met for lighting in nonresidential zones:
   1. All outdoor lighting must be full cutoff directing the light downward.
   2. The bulb or lighting source cannot be visible from the property line.
3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. The maximum outdoor light output shall not exceed 100,000 lumens per acre. Allowed lumen output shall correspond with the size of the parcel.
5. Outdoor lighting shall be turned off or reduce total lumen usage output 50% by 11:00 P.M. except for the following conditions.
   a. Operations that are open for 24 hours.
   b. Lighting that has been approved by the City Council for security purposes.
6. All fixtures shall be mounted no more than 18' feet when adjacent to residential zones. Anything greater than 18' feet must be approved by the City Council.
7. Exterior neon lighting is not permitted.

18.115.025 Exemptions
The following are exempt from the lighting regulations and standards found in this title.
   6. The lighting of a Federal or State flag.
   7. Holiday lighting
   8. Agriculture uses
   9. Monuments
   10. Special Events

18.115.030 Compliance
All outdoor lighting existing prior to the adoption of this title can remain in their current state. Upon replacement, expansion or remodel that warrants an inspection from the City Building inspector related to outdoor lighting the outdoor lighting will be brought into compliance.
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged
Fixtures that produce glare and light trespass

- Unshielded Floodlights or Poorly-shielded Floodlights
- Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures
- Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / reflector lens
- Unshielded Bollards
- Louvered "Marine" style Fixtures
- Unshielded PAR Floodlights

Acceptable
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

- Full Cutoff Fixtures
- Fully Shielded Wallpack & Wall Mount Fixtures
- Fully Shielded Fixtures
- Full Cutoff Streetlight
- Fully Shielded Barn Light
- Fully Shielded Walkway Bollards
- Fully Shielded Decorative Fixtures
- Fully Shielded "Period" Style Fixtures
- Shielded / Properly-shielded PAR Floodlights
- Flush Mounted or Side Shielded Under Canopy Fixtures

Redesigned by Bob Cash© 2006. Rendered for the Town of Sauguswight, NY. Used with permission.
Chapter 17.65 Residential Outdoor Lighting

17.65.005 Purpose and Intent
17.65.010 Definitions
17.65.015 Lighting Plan
17.65.020 Residential Lighting
17.65.025 Exemptions
17.65.030 Compliance

17.65.005 Purpose and Intent
The purpose of the lighting requirements in this title is to reasonably preserve visibility of the night sky and to reduce the impact of unnecessary lighting in residential zones. This does not require the elimination of any light to adjacent zones, but requires reasonable efforts to mitigate or eliminate unnecessary lighting in residential zones. Reductions may be accomplished through the use of fencing, landscaping, structure locations, and light fixtures, although this list is not limited to other means of light reduction.

17.65.010 Definitions
Agricultural lighting: Lighting that is used in relation to the filling of soil, the raising of crops and animals for private, commercial or industry, horticulture, and gardening as defined in section 18.10.010

Holiday Lighting: Any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Culture or Religious Holiday.

Full cut-off: The bulb is fully recessed within the lighting fixture with no light emitted above the horizontal plane of the fixture.

Special Events: Events that are temporary in nature, multiple days in length and have obtained a Special Event permit from Francis City.

17.65.015 Lighting Plan:
An outdoor lighting plan shall be submitted with the site/development plan. The plan must show the location, height, number and type of fixtures to be used for all outdoor lighting. All lighting plans except the building of a single residential single-family home, must be approved by the City Council.

17.65.020 Residential Lighting Standards:
The following standards must be met for lighting in residential zones:

1. Outdoor lighting must be full cutoff directing the light downward.
2. The bulb or lighting source cannot be visible from the property line.
3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. There may be up to four (4) lighting fixtures for temporary (lasting for only a limited period of time, not permanent) usage, not directed downward but not above a 90-degree angle from the top of the fixture. The bulb must be fully recessed into the fixture and not directed towards neighboring properties.
17.65.025 Exemptions
The following are exempt from the lighting regulations and standards found in this title.
  1. The lighting of a Federal or State flag.
  2. Holiday lighting
  3. Agriculture uses
  4. Monuments
  5. Special Events

17.65.030 Compliance
All outdoor lighting existing prior to the adoption of this title can remain in their current state. Upon replacement, expansion or remodel that warrants an inspection from the City Building inspector related to outdoor lighting the outdoor lighting will be brought into compliance.
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged
Fixtures that produce glare and light trespass

Acceptable
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

Unshielded Floodlights or Poorly-shielded Floodlights

Fully Shielded Wellpack & Wall Mount Fixtures

Unshielded Wallpacks & Unshielded or Poorly-shielded Well Mount Fixtures

Fully Shielded Fixtures

Drop-Lamp & Seg-Lamp Fixtures w/ exposed bulb or refractor lens

Fully Shielded Walkway Fixtures

Unshielded Bollards

Fully Shielded Barn Light

Unshielded "Period" Style Fixtures

Full Cutoff Streetlight

Unshielded Streetlight

Fully Shielded Barn Light

Unshielded PAR Floodlights

Fully Shielded Decorative Fixtures

Drop-Lamp Canopy Fixtures

Fully Shielded "Period" Style Fixtures

Shielded / Property-aimed PAR Floodlights

Illustrations by Bob Grine© 1995, Reprinted by the Town of Southampton, NY. Used with permission.
Chapter 18.58
Multifamily Housing

18.58.010 R-M Residential Multifamily zone
18.58.020 Permitted and Conditional uses
18.58.030 Requirements site plan review
18.58.040 Dimensional Standards
18.58.050 Lot Requirements
18.58.060 Setback for Accessory buildings

18.58.010 R-M Residential Multifamily Zone
The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multi-family residential lots as defined in FCC 18.10.040 and open space. The R-M zone is not intended to be an agricultural zone and development is intended to occur at medium densities. Only lots previously zoned Agriculture one or Residential half may be eligible for a zone change to the Residential Multifamily Zone.

18.58.020 Permitted and Conditional Uses

<table>
<thead>
<tr>
<th>Type: R-M Use</th>
<th>Allowed</th>
<th>Conditional Use Permit</th>
<th>Business License</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory structures, unoccupied</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupation as regulated by business license and Chapter 18.80FCC</td>
<td>✓</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Multi-family dwellings Up to six (6) individual units</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18.58.030 Requirements for site plan review
The following standards must be met for each development within the R-M Zone.
1. Have a separate kitchen and bathroom facilities for each dwelling unit.
2. The ability to meet City Code related to adequate parking for each dwelling unit as defined in FCC 18.100.100
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Each dwelling unit will have its own address.
7. Each dwelling unit will meet emergency and fire code access standards.
8. A hard surface driveway or parking (concrete or asphalt) must be installed for dwellings
9. For each individual dwelling unit an area of no less than 1,000 square feet shall be preserved and dedicated as open space and meeting all the requirements as outlined in Francis City Code 17.60.040 through 17.60.055 in relation to open space for all dwellings greater than six units.
18.58.040 Dimensional Standards
1. The maximum number of dwelling units allowed is six individual dwellings per acre with no more than six individual units located in a single building.
2. The maximum number of dwelling units allowed in a single R-M development is 60.

18.58.050 Lot Requirements
a. Front setback: Those lots adjacent to public roads shall be a minimum of 20 feet from the property line.
b. Side setback: The minimum side yard setback for main buildings shall be 10 feet from the property line.
c. Rear setback: The minimum rear yard setback for main buildings shall be 20 feet from the property line.
d. Side corner setback: the minimum side corner setback for main buildings shall be 20 feet from the property line in compliance with clear vision standards.

18.85.060 Accessory Dwelling Requirements
1. An accessory building, allowed by this title and FCC Title 17, shall be located no closer than six feet from the side and rear property lines and located at least 12 feet from any dwelling unit. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.
2. Accessory buildings greater than 12 feet in height shall not be permitted.
FRANCIS CITY

ORDINANCE NO. 2019-11

AN ORDINANCE OF THE FRANCIS CITY COUNCIL AMENDING SECTIONS OF THE CITY CODE RELATING TO OUTDOOR LIGHTING

WHEREAS, the City Council of Francis City finds that it is in the public interest to amend/adopt provisions of the Francis City Code relating to the regulation of outdoor lighting; and

WHEREAS, the Francis City Planning Commission and City Staff have reviewed and made recommendations to the City Council regarding the same; and

WHEREAS, the City Council finds this lighting regulation to be of benefit to the residents of Francis City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Francis as follows:

Section 1. Addition to Code. Sections 17.65 and 18.115 of the Francis City Code are hereby added to the Francis City Code as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council the __ day of November 2019.

Aye    Nay

Mayor Byron Ames
Councilmember Cox
Councilmember Crittenden
Councilmember Forman
Councilmember Fryer

APPROVED:

Mayor Byron Ames
ATTEST:

City Recorder

City Seal: