



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

Description: Amending Providence City Code Title 10 Zoning Regulations, Chapter 1 Section 4 Definitions by adding a definition for Accessory Building (small) and Chapter 8 Section Area Regulations by adding Accessory building (small) to the Space Requirement Chart

Hearing Date: September 28, 2016

Hearing Time: 6:00 PM

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

Prior to making a recommendation on this code amendment, 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 Recorder

Newspaper Publication Date(s): Saturday, September 17, 2016

Posting Date: September 15, 2016

Posting Locations:

1. Providence City Office Building, 15 South Main
2. Providence City website www.providencacity.com
3. Utah Public Notice Website

10-1-4: **DEFINITIONS:** The following terms used in this Title shall have respective meanings hereinafter set forth:

ACCESSORY BUILDING:	A subordinate building, detached, and used for a purpose customarily incidental to the main structure on a lot, such as a private garage, offices, storage or repair facilities, etc. An accessory building may be constructed simultaneously with, but not prior to the main building.
ACCESSORY BUILDING (SMALL)	A small subordinate building, detached, and used for a purpose customarily incidental to the main structure on a lot, such as: storage. An accessory building (small) may be constructed simultaneously with, but not prior to the main building. An accessory building is considered small if: <ol style="list-style-type: none"> 1. Does not require a building permit; and 2. It is less than 200 square feet; and 3. Does not have plumbing or electrical features.

10-8-1 **AREA REGULATIONS:** Except as herein provided, no building, structure or part thereof shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformance with all of the minimum regulations specified on the space requirement chart show below.

SPACE REQUIREMENT CHART

	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB	REC
Min. lot area, square feet	5 ac	1 ac	20,500	12,000	10,000	8,000	6,000	5,000	10,000								
Min. lot width (measured at setback line)	150	120	100	95	80	70	60	50	80								
Min. lot area increase ea. add'l unit, square feet	5 ac	1 ac	No add'l units	No add'l units	2,000	4,000											
Max. unites / ac excluding ROW, infrastructure^	0.2	1	2.13	3.75	4.5	5.5	5.5	8.5	7.25	12	18						
Max. lot area per ea. twin home, square feet^^					6,000	6,000			5,000								
Min. lot width, each unit (measured at setback line)					47.5'	47.5'			40.0'								
Setbacks																	

	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB	REC
Principal uses																	
Front yard, ft.	25	^^^	^^^	^^^	^^^	25	20	20	25	25	25	30	35	35			
Side yard, interior	25	20	10	10	10*	10	5###	5###	10**	10**	10**	10	#	#		#	#
Side yard, Street (OM 33-2004)	25	20	20	20	20	20	15	15	20**	20**	20**	20	#	#		#	#
Rear yard	25	^^^	^^^	^^^	^^^	20	20	10	20***	10***	10***	20	#	#		##	##
Detached Accessory Uses																	
Front yard, ft.	25	30	30	30	30	25	25	20	25	25	25	30	35	35			
Side yard, interior	10	5	5	5	5	5	5	5	5	5	10	5	10	10		#	#
Side yard, street	20	20	20	20	20	20	20	20	20	20	25	20	10	10		#	#
Rear yard	10	5	5	5	5	5	5	5	5	5	5	5	10	10		##	##
Detached Accessory Building (Small)																	
Front yard, ft.	25	30	30	30	30	25	25	20									
Side yard, interior	MUST be placed in such a manner that runoff from the roof does not spill onto adjacent property.																
Side yard, street	20	20	20	20	20	20	20	20	35	IBC	IBC	IBC	IBC	IBC	IBC	IBC	IBC
Rear yard	MUST be placed in such a manner that runoff from the roof does not spill onto adjacent property.															35	IBC
									10	10	10	10	10	10	10	10	10
Distance between residential structures on same lot	20	10		10													
Height									6^	6^	8^	6^	C^	C^	6^	8^	8^
Principal Use, Max. hgt. ft.	35	35	35	35	35	35	35	35	8^	8^	8^	8^	8^	8^	8^	8^	8^
Principal Use, ft. min.	10	10	10	10	10	10	10	10	20**	20**	20**	6^	C^	C^	8^	8^	8^
Accessory Use, ft. max.	35	35	35	35	35	35	35	35	20***	10***	10***	6	8	8		8	8
Accessory Bldg (Small)	15	15	15	15	15	15	15	15									
Fences – non-game (max. height)									10,000								
Front yard, ft.	4	4	4	4	4	4	4	4	80								

	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB	REC
Side yard, interior	8	6	6	6	6	6	6	8									
Side yard, street	6 ^{^^^}	6 ^{^^^}	6 ^{^^^}	6 ^{^^^}	6 ^{^^^}	6 ^{^^^}	6 ^{^^^}	6 ^{^^^}	7.25	12	18						
Rear yard	8	6	6	6	6	6	6	8	5,000								
									40.0'								
Fences – game																	
Front yard, ft.	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed									
Side yard, interior	8	8	8	8	8	8	8	8									
Side yard, street	8 ^{^^^}	8 ^{^^^}	8 ^{^^^}	8 ^{^^^}	8 ^{^^^}	8 ^{^^^}	8 ^{^^^}	8 ^{^^^}	25	25	25	30	35	35			
Rear yard	8	8	8	8	8	8	8	8	10 ^{**}	10 ^{**}	10 ^{**}	10	#	#		#	#
									20 ^{**}	20 ^{**}	20 ^{**}	20	#	#		#	#

*See subsection 10-8-3:B.5 of this Chapter for further regulation and explanation.

**See subsection 10-8-3:B.9 of this Chapter for further regulation and explanation.

***See subsection 10-8-3:C.7 of this Chapter for further regulation and explanation.

##See subsection 10-8-3:C.2, C.3, C.4 of this Chapter for further regulation and explanation.

###See subsection 10-8-3:B.10 of this Chapter for further regulation and explanation.

^Infrastructure is defined to include rights-of-way, PUB and REC districts within development.

^^Lots of record for twin homes are limited to 20% of total lots in development.

^^^Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.

^^^See subsection 10-9-2