



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Public hearing for consideration and action to amend the Weber County Land Use Code Title 104 (Zones) Chapter 12 (Single-Family Residential Zones R-1-12, R-1-10) by reducing the minimum front and rear yard setbacks in the R-1-10 Zone from 30 feet to 20 feet
Agenda Date:	Tuesday, October 29, 2013
Applicant:	Corey Combe
File Number:	ZTA 2013-05

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us (801) 399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12 (Single-Family Residential Zones R-1-12, R-1-10) Section 4 (Site Development Standards)

Background

The applicant is proposing to amend the Weber County Land Use Code Title 104 (Zones) Chapter 12 (Single-Family Residential Zones R-1-12, R-1-10) Section 4 (Site Development Standards) by reducing the minimum front and rear yard setbacks in the R-1-10 Zone from 30 feet to 20 feet. The R-1-10 Zone currently requires a minimum lot area of 10,000 square feet, a minimum lot width of 80 feet, and minimum setbacks of 30 feet for the front and rear yards, and 10 feet for side yards for a single-family dwelling. However, the R-1-10 Zone also provides an exception to the minimum front yard setback, which allows the front yard setback to be reduced to a minimum of 20 feet based on the average setbacks of existing buildings where 50% of the frontage is developed. The applicant's request is to remove the exception language and amend the minimum yard setbacks table in Section 4 (Site Development Standards) to show 20 feet instead of 30 feet for the front and rear yard setbacks in the R-1-10 Zone.

Summary of County Commission Considerations

The R-1-10 Zone is a single-family residential zone which is intended to provide "regulated areas for single family residential use at...low density levels." Based on a review of the zoning map, the only areas zoned R-1-10 in Weber County are in the Uintah Highlands area. The applicant owns approximately three acres of R-1-10 which is being developed as a subdivision (Combe South Estates No. 2), there are four existing dwellings and an undeveloped .96 acre parcel west of the applicant's property, and the Uintah Highlands Water and Sewer Improvement District has a water tank on a 15,000 square foot parcel adjacent to the Ogden City boundary in the Shadow Valley area. Therefore, the proposed amendment would only affect five existing and approximately seven potential single-family dwellings.

Reducing the minimum front yard setback and removing the exception language makes sense because there is no way to use the exception based on existing development in the R-1-10 Zone. Only five single-family dwellings are currently located in the zone and all of them have a front yard setback of at least 30 feet. A typical lot in the R-1-10 Zone would have a lot width of 80 feet and a lot length of 125 feet for a total of 10,000 square feet. Using current setback requirements the building envelope on the lot is 3,900 square feet. With the proposed 20 foot front and rear yard setbacks the building envelope is increased to 5,100 square feet. This larger building envelope allows more flexibility in home design when lots are created with irregular boundaries or on curved streets or cul-de-sacs. This is the case for several lots in the applicant's proposed subdivision (Combe South Estates No.2) which is one of the major reasons for this text amendment request.

The County Commission should consider the following questions in making a decision:

- Is the proposed amendment to the R-1-10 Zone minimum front and rear yard setbacks reasonable considering the area and lot width requirements?
- Should the proposed amendments be applied to other zones outside of R-1-10?
- Are there any major detrimental effects that may come from approving this amendment?

Conformance to the General Plan

Not Applicable

Planning Commission Recommendation

The Western Weber Planning Commission unanimously recommended approval of ZTA 2013-05 on September 25, 2013.

Staff Recommendation

Staff recommends approval of the proposed amendments as shown in Exhibit B for the following reasons:

- Reducing the minimum front yard setback and removing the exception language makes sense because there is no way to use the exception based on existing development in the R-1-10 Zone. Only five single-family dwellings are currently located in the zone and all of them have a front yard setback of at least 30 feet.
- The larger building envelope allows more flexibility in home design when lots are created with irregular boundaries or on curved streets or cul-de-sacs. This is the case for several lots in the applicant's proposed subdivision (Combe South Estates No.2).
- The R-1-10 Zone is extremely limited in Weber County and the applicant owns a large portion of the existing R-1-10 property.
- There are no major potential detrimental impacts associated with the proposed amendment.

Exhibits

- A. Applicant's draft proposal
- B. Proposed amendments - Weber County Land Use Code Title 104 (Zones) Chapter 12 (Single-Family Residential Zones R-1-12, R-1-10) Section 4 (Site Development Standards)
- C. Zoning Map of R-1-10 property in Weber County
- D. Subdivision plat - Combe South Estates No. 2
- E. Draft ordinance
- F. Draft ordinance summary