

Ordinance 2013-29

10-29

**An ordinance of Weber County amending Title 104 (Zones) Chapter 12 (Single-Family Residential Zones R-1-12 and R-1-10) of the Weber County Land Use Code by reducing the minimum front and rear yard setbacks in the R-1-10 Zone from 30 feet to 20 feet.**

**Whereas**, the applicant (Corey Combe) submitted a Zoning Text Amendment Application to reduce the minimum front and rear yard setbacks in the R-1-10 Zone from 30 feet to 20 feet; and

**Whereas**, the R-1-10 Zone has an exception that allows the front yard setback to be reduced to 20 feet based on the front yard setbacks of neighboring properties; and

**Whereas**, the exception cannot be used anywhere in the R-1-10 Zone in unincorporated Weber County due to the existing 30 foot front yard setbacks of existing dwellings on neighboring properties; and

**Whereas**, the larger building envelope provided by the reduced setbacks allows for more flexibility in home design when lots are created with irregular boundaries, on curved streets, or cul-de-sacs; and

**Whereas**, the R-1-10 Zone is limited in unincorporated Weber County and the applicant owns a large portion of the existing R-1-10 property; and

**Whereas**, the proposed rezone does not negatively impact the public health, safety, or welfare; and

**Whereas**, the Western Weber Township Planning Commission, after appropriate notice, held a public meeting on September 25, 2013 and unanimously recommended that the Weber County Board of Commissioners approve the proposed text amendment; and

**Whereas**, the Weber County Board of Commissioners, after appropriate notice, held a public hearing on October 29, 2013 and approved the proposed amendments to the Weber County Land Use Code;

**Now Therefore**, the Weber County Board of Commissioners ordains as follows:

Title 104 (Zones) Chapter 12 (Single-Family Residential Zones R-1-12 and R-1-10) of the Weber County Land Use Code is hereby amended to read as follows:

**Sec. 104-12-4. Site development standards.**

The following site development standards apply to the Single-Family Residential Zones R-1-12, R-1-10:

<i>Residential Zones</i>	<i>R-1-12</i>	<i>R-1-10</i>
Minimum lot areas (in square feet)	12,000	10,000
Minimum lot width	90 feet	80 feet
Minimum yard setbacks (in feet)		
Front	30 feet	<del>20</del> 30 feet
<del>Exception: Average of existing buildings where 50 percent frontage is developed, but not less than 20 feet.</del>		
Side		
Dwelling with total width not less than	10 feet	10 feet
	24 feet	24 feet
Other main bldg. each side	20 feet	20 feet
Accessory bldg.	10 feet	10 feet
Exception: Where located at least 6 feet from rear of main building or 60 feet back from the front lot lines, 1 foot, but not closer than 10 feet to dwellings on adjacent lots.		
Side facing street on corner lot	20 feet	20 feet
Exception: Average of existing buildings where 50 percent frontage is developed but not less than 15 feet		
Rear		
Main building	30 feet	<del>20</del> 30 feet
Accessory building	10 feet	10 feet
Exception: One foot where accessory building rears on side yards of adjacent corner lot.		
Main building height		
Minimum	Same for all zones:	1 story
Maximum		35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.	

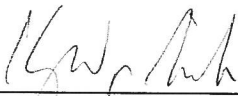
(Ord. of 1956, § 10-4; Ord. No. 2002-8; Ord. No. 2009-14; Ord. No. 2009-15)

Passed, adopted, and ordered published this 29 day of October, 2013, by the Weber County Board of Commissioners.

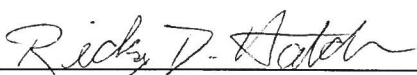
Commissioner Bell Voting aye

Commissioner Gibson Voting aye

Commissioner Zogmaister Voting aye

  
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Kerry W. Gibson, Chair

ATTEST:

  
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Ricky D. Hatch, CPA Weber County Clerk