



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request 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:** Wednesday, September 25, 2013

**Applicant:** Corey Combe

**File Number:** ZTA 2013-05

### Property Information

**Approximate Address:** Not Applicable

**Project Area:** Not Applicable

**Zoning:** Not Applicable

**Existing Land Use:** Not Applicable

**Proposed Land Use:** Not Applicable

**Parcel ID:** Not Applicable

**Township, Range, Section:** Not Applicable

### Adjacent Land Use

<b>North:</b>	Not Applicable	<b>South:</b>	Not Applicable
<b>East:</b>	Not Applicable	<b>West:</b>	Not Applicable

### Staff Information

**Report Presenter:** Sean Wilkinson  
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**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)

## Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. Typically the criteria for recommending in a legislative matter require compatibility with the general plan and existing ordinances.

## 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 Planning 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) and the Uintah Highlands Water and Sewer Improvement District owns a small approximately 15,000 square foot parcel adjacent to the Ogden City boundary in the Shadow Valley area. Therefore, the proposed amendment would only affect one existing and six 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 one single-family dwelling is currently located in the zone and it is on a 1.05 acre parcel with a front yard setback of more than 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 Planning Commission should consider the following questions in making a recommendation to the County Commission:

- 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

## Conditions of Approval

Not Applicable

## 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 one single-family dwelling is currently located in the zone and it is on a 1.05 acre parcel with a front yard setback of more than 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 all of the R-1-10 property except for approximately 15,000 square feet.
- There are no major potential detrimental impacts associated with the proposed amendment.

The Planning Commission’s decision should be made as a recommendation to the County Commission.

## 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