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August 23, 2012

# Notice of Public Hearing

Riverdale City Planning Commission

**Tuesday September 11, 2012**

Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 Weber River Drive  
Riverdale, Utah

Riverdale City will hold a public hearing to receive and consider public comment on a proposed amendment to Riverdale City Code (RCC) 10-14-11 Family Swimming Pools and RCC 10-15-2 Parking Space for Dwellings. The new proposed language is attached to this notice and can also be viewed on the city's website at [www.riverdalecity.com](http://www.riverdalecity.com). All residents are invited and encouraged to attend.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

August 23, 2012

TO: Standard Examiner Legal Notices

**PUBLIC NOTICE**

Riverdale City gives notice that on Tuesday, September 11, 2012, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending RCC 10-14-11 Family Swimming Pools and RCC 10-15-2 Parking Space for Dwellings. The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Publish one time on or before August 28, 2012.

**PROOF OF PUBLICATION REQUIRED**

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick  
Riverdale City Recorder  
Fax: 801-399-5784  
Phone: 801-394-5541 ext 1232  
[eherrick@rc.utah.gov](mailto:eherrick@rc.utah.gov)

10-14-11: FAMILY SWIMMING POOL, SWIM SPA AND HOT TUB:

Deleted: FAMILY

A family above or in-ground swimming pool, swim spa and hot tub shall be permitted in the rear yard of a dwelling as an accessory use, provided the following requirements are met:

A. Location: The location of such family swimming pool, swim spa, hot tub or accessory machinery shall not be less than twenty feet (20') from any livable area of a dwelling on an adjoining lot and not less than seven feet (7') from any interior property line. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone.

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B. Enclosure; Lighting: An outside family swimming pool shall be completely enclosed by a substantial fence of not less than six feet (6') in height and any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises.

C. Pool Covers: In addition to the setback and fencing requirements set forth herein, it is strongly recommended that pool owners utilize pool covers that comply with the most current personal liability insurance standards. (1985 Code § 19-3-12)

D. If a property has sufficient side yard to accommodate a pool, spa or hot tub in meeting all of the above requirements while also maintaining the required side yard setback (from property line to any portion of the structure) for the zone it is located in, then the pool, spa or hot tub may be located in the side yard.

## 10-15-2: PARKING SPACE FOR DWELLINGS:

In all zones there shall be provided ~~the following number of parking spaces:~~

**Deleted:** in a private garage or in an area properly located for a future garage

- A. For a single-family dwelling, two (2) parking spaces.
- B. For a two-family dwelling, four (4) spaces.
- C. For a three-family dwelling, six (6) parking spaces.
- D. For a four-family dwelling, seven (7) parking spaces.
- E. For other multiple-family dwellings:
  - 1. Standard multiple-family dwelling, one and three-fourths ( $1\frac{3}{4}$ ) parking spaces per dwelling unit;
  - 2. Multiple-family dwelling designed to accommodate exclusively bachelor and/or bachelorette (presence of resident manager does not make this type a standard multiple-family dwelling), one parking space for each person in each unit. Building permit will stipulate maximum number of persons per unit and number and type of unit;
  - 3. Housing exclusively for elderly and/or handicapped, one parking space per unit.
- F. If any dwelling unit is increased by occupant use after the original building permit is issued the parking requirements shall reflect that increase.
- G. In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refer to the rental of sleeping rooms within the dwelling unit. (1985 Code § 19-4-2)