



March 19, 2013

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, April 9, 2013
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 10-9B-4, **SITE DEVELOPMENT STANDARDS** for R-1-6 Residential Zones. The new proposed language is attached to this notice.

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.

Riverdale City has an area of the city that is zoned R-1-6, this is the only area in the entire city that is zoned R-1-6. The majority of this area has existing older dwellings, several of which do not meet the minimum front setback requirement of 30'. The five lot Krey Subdivision has not had any of the lots developed and because of the configuration of the cul-de-sac lots I am requesting that the front setback requirement of 30' be amended to allow a 25' front setback. This will allow for larger homes and a greater rear yard area which is more desirable to potential home owners. Because this is a cul-de-sac I believe the 5' difference will not be noticeable.
 Randy Daily Riverdale Community Development Director

10-9B-4: SITE DEVELOPMENT STANDARDS:

<u>Residential Zones</u>	<u>R-1-10</u>	<u>R-1-8</u>	<u>R-1-6</u>	<u>R-1-4.5</u>
Minimum lot areas (in square feet)	10,000	8,000	6,000	4,500 for dwelling; 7,500 for other main building
Minimum lot width:	80 feet	70 feet	60 feet	45 feet
Alternate side zero lot line (duplex type)				35 feet
Minimum yard setbacks:				
Front:	30 feet	30 feet	30 25 feet	20 feet
Exception: Where 50 percent is developed but not less than 20 feet				15 feet
Side:				
Dwelling	10 feet	8 feet	8 feet	6 feet
With total width not less than	24 feet	18 feet	18 feet	16 feet
Other main building each side	20 feet	20 feet	20 feet	20 feet
Side yard:				
Accessory building	10 feet	8 feet	8 feet	6 feet
Exception: When an accessory building is detached from the main building, and the accessory building is located at least 6 feet behind the main building,				

		then the side yard setback for the accessory building may be no less than 1 foot from any other structure (or property line)				
		Zero side yard	In all 4 zones in accordance with subsection 10-14-4J of this title			
		Side; facing street on corner lot	20 feet	20 feet	20 feet	15 feet
		Exception: Where 50 percent frontage is developed but not less than	15 feet	15 feet	15 feet	10 feet
		Rear:				
		Main building	25 feet	25 feet	25 feet	20 feet
		Accessory building	<p>When the accessory building is attached to the main building, in any manner whatsoever, then the minimum rear yard setback is 20 feet from the property line. When an accessory building is detached from the main building, and the accessory building is located at least 6 feet behind the main building, then the rear yard setback for the accessory building may be no less than 1 foot from the property line. If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access</p>			
		Building height:				
		Minimum	1 story	1 story	1 story	1 story
		Maximum	2 ¹ / ₂ stories or 35 feet	2 ¹ / ₂ stories or 35 feet	2 ¹ / ₂ stories or 35 feet	2 ¹ / ₂ stories or 35 feet