



1600 E. South Weber Drive
South Weber, UT 84405

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PUBLIC HEARINGS NOTICE

Notice is hereby given that on Thursday October 13, 2022 at approx. 6:00 pm. At the South Weber City Council Chambers located at 1600 E South Weber Drive the following public hearing(s) will be held before the Planning Commission:

1. *Public Hearing & Action on ORD 2022-15 Amending South Weber City Code Sections 10-1-10: Definitions, 10-1-10A: Land Use Matrix, 10-5C-5: Building Lot Requirements, 10-5C-6: Location of Structures, 10-5C-13: Appendices for R7 Update

A copy of the associated information for the hearings can be found at: <http://southwebercity.com/government/public-notices/>. The public is invited to attend the hearing and make comments. Comments will also be accepted at: publiccomment@southwebercity.com.

In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearings should notify the City at 801-479-3177 two days prior to the meeting date.

Kimberli Guill

Kimberli Guill
Development Coordinator

Posted: October 2, 2022

10-1-10: DEFINITIONS:

Zero Lot Line Setback: The location of a structure on a lot in such a manner that one or more of the structure's sides rests directly on a lot line.

Dwelling, Townhouse: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, with no more than four (4) units per structure.

YARD: A space or lot other than a court, unoccupied and unobstructed from the ground upward.

YARD, FRONT: Any yard between the front lot line or street right-of-way boundary line and the front line of the main building; any yard meeting the minimum frontage requirements of the applicable zone may be designated as the front yard. See section 10-1-11, appendix A of this chapter.

YARD, REAR: A yard between the rear lot line or neighboring setback line and the rear line of a main building.

YARD, SIDE: Any yard between the side lot line or neighboring setback line and the side line of the main building extending from the front yard to the rear yard. See section 10-1-11, appendix A of this chapter.

SETBACK: The shortest horizontal distance between the structure or part thereof for single family dwelling or other main building.

10-1-10A: LAND USE MATRIX

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Dwelling, Townhouse												P

10-5C-5: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than seven (7) dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still seven (7) dwelling units per acre or less.

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area:

1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is built.

2. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases.

C. Lot Width:

1. There shall be a minimum width of sixty-five (65) feet in each lot on which a single-family dwelling is built
2. There shall be a minimum width of twenty-four (24) feet in each lot on which a townhouse is built.
3. Minimum lot widths for all other dwelling types shall be recommended by the planning commission and approved of the City Council.

C. Zero Lot Line:

1. To facilitate separate ownership or leasehold of two-family, twin home, or multi-family dwellings a residential zero lot line setback is permitted upon recommendation of the planning commission and approval of the City Council.
2. In no case shall a zero lot line setback be allowed adjacent to a property line that is not part of the subdivision

10-5C-6: LOCATION OF STRUCTURES:

All buildings and structures shall be located as provided in chapter 11 of this title and as follows:

Shared Common Space: Subdivisions with shared common space under single ownership with multi-family, townhouse, or two-family structures shall orient main structure setbacks in relation to the street right-of-way and other main structures on the shared property.

Structures	Front Setback	Side Setback	Rear Setback
Dwelling, Single-Family	20 feet	6 feet minimum for each side, except 12 feet minimum for side fronting on a street	10 feet
Dwelling, Two-Family, Twin Home, Townhouse, Multi-family (See Appendix A of this chapter)	25 feet	12 feet minimum for each side that is an exterior side wall and 20 feet minimum for side fronting on a street.	15 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	30 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure	

		must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet
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(Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

10-5C-13 APPENDICES

Appendix A: Dwelling, Two-Family, Twin Home, Townhouse, Multi-family

