

## SERVICE ACCESSORY USES CITY ORDINANCE: 10-7-B

### GENERAL INFO

Service accessory uses may be allowed by a conditional use permit in both A and R-L zones on lots that are equal to or greater than one acre, and is clearly incidental and secondary to the use of the dwelling for dwelling purposes. The accessory uses of the land are in a location, of a size and screened so as to create minimal adverse impact on current and future land uses of adjoining property. The storage of any motorized equipment shall be in operable order. At no time will junked or inoperable equipment or vehicles be allowed.

**CONDITIONS** (Ordinance 10-7-B): Neither the planning commission or the city council shall authorize a conditional use permit unless evidence is presented to establish:

**A. Incidental Use:** That the proposed use of the land is clearly incidental to the primary function of the uses permitted within the zone and all zone requirements are met.

**B. Residence On Premises:** That the owner, proprietor or chief executive officer of the business or corporation will be living on the same premises as the service accessory use.

**C. Nonenclosed Areas:** In the case of nonenclosed areas:

***1. Storage; Screening:*** The storage, repair or welding of any equipment (motorized or nonmotorized) shall be confined in an area not to exceed one-half (1/2) acre. A six foot (6') high solid screen fence shall be built around the perimeter of the storage area. In lieu of a solid screen fence, landscaping that would grow at least to the height of a six foot (6') fence could be substituted if such landscaping is permanently sprinkled and maintained.

***2. Setback:*** A fifty foot (50') setback of the fence storage area from any property line must be maintained.

**D. Enclosed Building:** In the case of an enclosed accessory building, required setbacks shall conform to the zone regulations for accessory buildings. However, sufficient distance must be maintained along property lines so that landscaping can be planted along all exterior walls of the structure. Such landscaping shall be installed and permanently irrigated as a condition for a service accessory use permit in all R-L zones. All structures shall be built of permanent materials and up to code. Exterior finishes must be of a neutral color.

**E. Parking:** Storage areas shall not prohibit adequate parking for the residence.

**F. Lot Area:** All lots on which a service accessory use is located must be one acre or larger.

**G. Access:** Access to heavy equipment storage areas shall be within one hundred feet (100') of a collector road.

**H. Lighting:** Storage areas shall not be lit to a greater intensity than that normally used to illuminate the exterior of houses.

**CONDITIONAL USE PERMIT REVOKED:** A conditional use permit may be revoked by the City Council after a review and recommendation by the Planning Commission, upon failure to comply with the conditions imposed with the original approval of the permit.

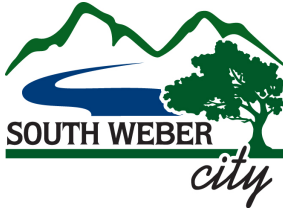
**THE FOLLOWING MUST BE SUBMITTED  
WITH YOUR APPLICATION:**

Please submit all requested items and answer all questions as completely as possible, omission of any pertinent data may delay the processing of this application. If there are any questions regarding your application, please contact the city office at (801) 479-3177.

- Fee: See Current Fee Schedule
- Current photo(s) of the site
- Copy of County Recorder Property Plat(s) showing all of the subject property, clearly marked, and all adjoining properties within 300 feet of the subject property. This can be obtained from the County Recorder's office or a copy from the plat held in the South Weber City office.
- Two (2) sets of typed labels listing the names and mailing addresses, including zip codes, of property owners within 300 feet from the outer boundary of the subject property. This includes property owners across streets and in the rear of the subject property. Names may be obtained from current property plat(s), and addresses from the telephone book. Any addresses not found in this manner may be obtained at the County Assessor's Office, Davis County Courthouse, Farmington, Utah. Please be prepared to allow two (2) days to search the records.  
\*The County and/or City Office will create the labels for you for an additional fee.
- All businesses must be inspected and approved by the South Weber Fire Department. Please contact Fire Chief Thomas Graydon 801-391-9070 to arrange a date and time for this inspection. (Inspection must be completed before the scheduled Planning Commission meeting.)

Site Plan showing the following (One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (north arrow pointing up or to the right):

- Scale and a north arrow
- Location and uses of existing and proposed buildings and accessory buildings
- Traffic circulation features within and adjacent to the site
- Provisions for off-street parking showing individual stalls (with dimensions)
- Provisions or driveways for adequate egress and ingress (with dimensions)
- Size and location of signs (with elevations)
- Topography (to include any re-grading)
- Surrounding properties to show relationship with property in question
- Relationships of proposed buildings on the site with buildings on adjacent properties
- Traffic circulation of proposed development in relation to surrounding streets
- Provisions to handle storm water run-off from parking lots and buildings
- Landscaping, curbs, sidewalks, etc



## **CONDITONAL USES IN RESIDENTIAL ZONES GENERAL APPLICATION INFO**

(For full Ordinance info, See City Ordinance 10-7)

**PROCEDURE:** Any person seeking a conditional use permit shall first submit an application to the Planning Commission. All information must be submitted no later than 3 weeks prior to the meeting. The City will send written notice of the application to the residents and/or property owners within 300 feet of the applicant's property.

**EFFECT ON PRIVATE COVENANTS AND AGREEMENTS:** Title 10, Zoning Regulations, of the South Weber City ordinances shall not nullify the more restrictive provisions of private covenants and agreements entered into between private persons, but shall prevail notwithstanding such provisions which are less restricted. Enforcement of private covenants and agreements affects only the parties in interest and the responsibility therefore may not be assumed by the City or its agents.

**APPEAL:** In the event of disapproval or objection to any condition or limitation requirement made by the Planning Commission as set forth in subsection 10-7-4, appeal may be made in writing, addressed to the Board of Adjustment and shall set forth specifically the matter objected to, and must be filed within ten (10) days from the date wherein the Planning Commission rendered its decision.

**SUBSEQUENT PERMITS/LICENSES:** Following the issuance of a conditional use permit, the zoning administrator shall ensure all applicable building permits and/or business licenses applications are provided and once received will ensure that the development is undertaken in compliance with both said permits/licenses and conditions set forth during final approval of the Conditional Use Permit. If the nature of the conditional use is such that it requires a City business license, a City business license shall be maintained and renewed as required by Title 3. Any business license which is allowed to expire and is not renewed within one year of its expiration shall be deemed to be abandoned, the conditional use permit shall expire, and the business shall cease operations if it has not already done so.

**APPLICATION EXPIRATION:** The application shall expire six (6) months from the date of initial application. Upon expiration, the applicant shall be required to reapply and pay all associated fees. The applicant may request a six (6) month extension due to extenuating circumstances out of the control of the applicant.

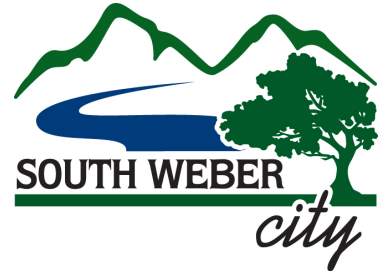
**TIME LIMIT:** Unless the uses and conditions prescribed in the conditional use permit are implemented within a maximum period of one year from its issuance, the conditional use permit shall expire. If the nature of the conditional use is such that it requires a City business license and a business license has not been obtained for the conditional use within one year from the date of conditional use permit issuance, the permit shall expire. The original approving body may grant a maximum extension of six (6) months under extenuating circumstances out of the control of the applicant.

**For Office Use Only**

Application #: \_\_\_\_\_  
Fees received by: \_\_\_\_\_ Date of submittal: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Initial Review, all of the required supporting materials have been provided: \_\_\_\_\_

PC Meeting Date: \_\_\_\_\_



**Conditional Use Application  
Residential Zone**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Daycare/Preschool         | <input type="checkbox"/> Service Accessory | <input type="checkbox"/> Twin Home                |
| <input type="checkbox"/> Planned Dwelling Group    | <input type="checkbox"/> Model Home        | <input type="checkbox"/> Group Home               |
| <input type="checkbox"/> Recreational Vehicle Park | <input type="checkbox"/> Hobby Kennel      | <input type="checkbox"/> Dog Kennel               |
| <input type="checkbox"/> Electronic Comm. Facility | <input type="checkbox"/> Rental Unit       | <input type="checkbox"/> Other Requiring CU _____ |

**Property Address:** \_\_\_\_\_

**Parcel Number(s):** \_\_\_\_\_ **Total Acres:** \_\_\_\_\_

**Current Zone:** \_\_\_\_\_ **If Rezoning, to what zone:** \_\_\_\_\_ **Bordering Zones:** \_\_\_\_\_

**Surrounding Land Uses:** \_\_\_\_\_

**Business Name (if applicable):** \_\_\_\_\_

**Anticipated # of Employees:**  0  1-10  11-20  21+

**Anticipated # of Customers on a Daily Basis:**  0  1-10  11-20  21+

**Available Parking Spaces:** \_\_\_\_\_

**Sign Description (attach separate sketch):** \_\_\_\_\_

**#Residential Units (if applicable):** \_\_\_\_\_

**#of Dogs (Kennels Only):** \_\_\_\_\_

**Hours of Operation:** \_\_\_\_\_

**Contact Information**

**Property Owner(s)**

**Authorized Agent**

(Owner Must Sign Authorization Form)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Best Way/Preferred Method of Contact:**

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\_\_\_ Email \_\_\_ Phone \_\_\_ Fax \_\_\_ Mail

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**PROJECT:** \_\_\_\_\_

**PROPERTY PARCEL NUMBER(S):** \_\_\_\_\_

**APPLICANT’S AFFIDAVIT**

State of Utah )  
County of \_\_\_\_\_ )

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I/We \_\_\_\_\_, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at \_\_\_\_\_, swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I/We do also hereby give permission to South Weber City to place a city “public notice” sign on the property contained in this application for the purpose of notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed:

\_\_\_\_\_  
Property Owner or Agent

\_\_\_\_\_  
Property Owner or Agent

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

S  
E  
A  
L  
\_\_\_\_\_  
Notary Public

**AGENT AUTHORIZATION**

State of Utah )  
County of \_\_\_\_\_ )

I/We \_\_\_\_\_, the sole owner(s) of the real property located at \_\_\_\_\_, South Weber, Utah, hereby appoint \_\_\_\_\_ as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed:

\_\_\_\_\_  
Property Owner or Agent

\_\_\_\_\_  
Property Owner or Agent

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

S  
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\_\_\_\_\_  
Notary Public