

# COTTONWOOD HEIGHTS

## ORDINANCE No. 429

### AN ORDINANCE AMENDING TITLES 12, 14 AND 19 OF THE COTTONWOOD HEIGHTS CODE OF ORDINANCES (JANUARY 2025 CODE MAINTENANCE)

**WHEREAS**, the “Municipal Land Use, Development, and Management Act,” UTAH CODE ANN. §10-9a-101 *et seq.*, as amended (the “*Act*”), provides that each municipality may enact (a) a land use ordinance and a zoning map establishing regulations for land use and development, and (b) an ordinance regulating the subdivision of land within such municipality into saleable lots; and

**WHEREAS**, pursuant to the Act, the municipality’s planning commission shall prepare and recommend to the municipality’s legislative body, following a public hearing, a proposed land use ordinance, zoning map and subdivision ordinance, or amendments thereto, that represents the planning commission’s recommendations for zoning the area within the municipality and for regulation of subdivisions of land within the municipality; and

**WHEREAS**, the Act also provides certain procedures for the municipality’s legislative body to adopt or amend the land use ordinance, zoning map and subdivision ordinance for the City; and

**WHEREAS**, on 12 July 2005, the city council (the “*Council*”) of the city of Cottonwood Heights (the “*City*”) enacted its Ordinance No. 26 adopting a subdivision ordinance for the City and codifying such ordinance as Title 12 (“*Title 12*”) of the City’s code of ordinances (the “*Code*”); and

**WHEREAS**, on 14 July 2005, the Council enacted its Ordinance No. 25 adopting a land use ordinance for the City and codifying such ordinance as Title 19 (“*Title 19*”) of the Code; and

**WHEREAS**, thereafter, the City’s planning commission (the “*Planning Commission*”) formulated proposed amendments (the “*Amendments*”) to Title 12, Title 19 and Code Title 14 to clarify ambiguous definitions and procedures and rectify conflicting provisions in the Code as part of general maintenance of the Code; and

**WHEREAS**, because certain of the Amendments affect Title 12 and Title 19, and to provide an opportunity for public input concerning all the proposed Amendments, a public hearing was held before the Planning Commission where citizens were given the opportunity to provide written or oral comment concerning the proposed Amendments; and

**WHEREAS**, such public hearing before the Planning Commission was preceded by all required legal notices; and

**WHEREAS**, following the public hearing, the Planning Commission recommended the Amendments to the Council for adoption; and

**WHEREAS**, the Council subsequently took additional public comment concerning the

Amendments; and

**WHEREAS**, the Council has reviewed and is familiar with the Amendments, a copy of which is annexed as an exhibit to this ordinance, including any amendments proposed by the Council to the form of the Amendments that were recommended for adoption by the Planning Commission, as authorized by UTAH CODE ANN. 10-9a-502(2); and

**WHEREAS**, on 7 January 2025 the Council met in regular meeting to consider, among other things, amending the Code to enact the Amendments, including any such revisions; and

**WHEREAS**, after careful consideration of the recommendations of the Planning Commission, comments at the public hearing and other public meetings, and other relevant input, the Council has determined that it is in the best interest of the health, safety and welfare of the citizens of the City to adopt and enact the Amendments as proposed;

**NOW, THEREFORE, BE IT ORDAINED** by the city council of the city of Cottonwood Heights as follows:

Section 1. **Adoption of Amendments.** The Council hereby adopts and enacts the Amendments in the form of the attached exhibit, wherein deletions to the current affected ordinances are ~~struck through~~ or otherwise shown as deletions and additions to the current affected ordinances are underlined and colorized or otherwise shown as additions.

Section 2. **Action of Officers.** All actions of the officers, agents and employees of the City that are in conformity with the purpose and intent of this ordinance (this “*Ordinance*”), whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 3. **Severability.** It is hereby declared that all parts of this Ordinance are severable, and if any section, paragraph, clause or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Ordinance.

Section 4. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 5. **Effective Date.** This Ordinance, assigned no. 429, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City’s Recorder, or such later date as may be required by Utah statute.

**PASSED AND APPROVED** this 7<sup>th</sup> day of January 2025.

**ATTEST:**

**COTTONWOOD HEIGHTS CITY COUNCIL**

By: \_\_\_\_\_  
**Paula Melgar**, Recorder

By: \_\_\_\_\_  
**Michael T. Weichers**, Mayor

**VOTING:**

Michael T. Weichers	Yea	___	Nay	___
Matt Holton	Yea	___	Nay	___
Suzanne Hyland	Yea	___	Nay	___
Shawn E. Newell	Yea	___	Nay	___
Ellen Birrell	Yea	___	Nay	___

**DEPOSITED** in the Recorder's office this 7<sup>th</sup> day of January 2025.

**POSTED** this \_\_\_ day of January 2025.

# January 2025 Code Maintenance Amendments

## Height Verification Procedure Revisions

The Community and Economic Development Department requires height verification when a proposed structure is near its maximum height in order to ensure that the structure doesn't exceed this maximum. However, this policy has never been codified. The below verbiage adds this procedure to the existing section that describes structural height measurements.

### 19.76 Supplementary And Qualifying Rules and Regulations

#### 19.76.30 Structures, Bulk And Massing Requirements

##### D. Structure height — Vertical measurement.

1. Structure height shall be measured by taking the average vertical distance measured at the four corners of the main structure. This measurement shall be taken from the original natural grade of the lot to the highest point of the roof structure. In cases where the four corners of the structure are not explicitly clear, the city's building official and the director shall designate the four corners of the structure.
2. Structures may be stepped to accommodate the slope of the terrain provided that each step shall be at least 12 feet in horizontal dimension. The height of each stepped segment shall be measured as required in Subsection (A).
3. Original ground surface shall be the elevation of the ground surface in its natural state before any manmade alterations such as, without limitation, grading, excavation or filling, excluding improvements required by zoning or subdivision ordinances. When the elevation of the original ground surface is not readily apparent because of previous manmade alterations, the elevation of the original grade shall be determined by the director using the best information available.
- ~~3.4.~~ Structure height determined to be within five feet of the maximum height allowance shall require height verification at the 4-way inspection, or its equivalent. Structure height determined to be within one foot of the maximum height allowance shall require height verification at the foundation and 4-way inspections, or their equivalents.

## Structure Regulations Revisions

The changes below are intended to comply with regulations adopted during the 2024 session of the Utah Legislature as well as findings from a deck reconstruction project reviewed by the State Property Rights Ombudsman. The changes provide more consistency between the use of "building" versus "structure" and the associated regulations.

### 19.76 Supplementary And Qualifying Rules and Regulations

#### 19.76.30 Structures, Bulk And Massing Requirements

J. Yard requirements. "Yard" means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward by buildings or structures, except as follows:

1. Fences;

2. The ordinary projections of windows where the projection is at least 18 inches above floor level, awnings, parapets, relief carvings, roofs, cornices, chimneys, flues, and other ornamental features which project into a yard not more than three feet;
3. Open or lattice-enclosed exterior stairways, located in a commercial or manufacturing zone, projecting into a yard not more than five feet; ~~and~~
4. Structures less than 18 inches in height from the finished ground surface; and
- 4.5. In the case of rear setback, an uncovered landing or uncovered walkout porch connected to the rear of a residential dwelling that is no more than 32 square feet in size and is used for ingress to and egress from the rear of the residential dwelling;

#### R. Miscellaneous Yard Elements

1. Flagpoles
  - a. Flagpoles may be located in any yard area, subject to a minimum three-foot setback from property lines, and may exceed the maximum structure height in the underlying zone by a maximum of 10 feet.
2. Playgrounds
  - a. Playgrounds shall be subject to the same height, setback, placement, and lot coverage standards for accessory ~~structures~~ buildings in the underlying zone.
3. Gazebos and Pergolas
  - a. Gazebos and pergolas shall be subject to the same height, setback, placement, and lot coverage standards for either attached or accessory ~~structures~~ buildings in the underlying zone, depending on whether the gazebo or pergola is attached to the main building or constructed as an accessory structure.
4. Tree Houses
  - a. Tree houses shall be subject to the same setback and height requirements for accessory buildings in the underlying zone, but may also be located in the side yard and front yards, and are not subject to building separation or lot coverage standards. The height of the structure is measured from existing grade to the highest roof point.
5. Decks
  - a. Decks shall be subject to the same height, setback, placement, and lot coverage standards for either attached or accessory buildings in the underlying zone, depending on whether the deck is attached to the main building or constructed as an accessory structure.

### 19.04 Definitions

#### 19.04.760 Day Camp for Children

A facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

#### 19.04.765 Deck

A structure that is more than 18" in height from existing grade, primarily utilized for incidental leisure occupation.

#### 19.04.770 Density

The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.

#### **19.04.1390 Laboratory, Scientific Or Research**

An establishment that engages in research, testing or evaluation of materials or products, but not medical-related (see also “medical facilities -- medical laboratory”).

#### **19.04.1395 Landing**

An uncovered, above-ground platform, with or without stairs, connected to the rear of a residential dwelling.

#### **19.04.1400 Landscaping**

Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable materials that are commonly used in landscaping such as, but not limited to, rocks, pebbles, sand, walls or fences, but excluding paving.

#### **19.04.1410 Laundromat**

A facility where patrons wash, dry and/or dry clean clothing and other fabrics in machines that are operated by the patron.

#### **19.04.3045 Veterinarian Clinic**

An establishment where animals and pets are admitted for examination and medical treatment (see also “kennels”).

HISTORY

*Amended by Ord. [421](#) on 9/10/2024*

#### **19.04.3050 Walkout Porch**

Means an uncovered platform that is on the ground and connected to the rear of a residential dwelling.

#### **19.04.305~~50~~ Water Features**

A design element where water performs an aesthetic function, such as ponds, fountains, or waterfalls which serve a strictly ornamental purpose, and are not utilized for recreation.

HISTORY

*Adopted by Ord. [421](#) on 9/10/2024*

#### **19.04.30~~60~~<sup>55</sup> Weapon**

A weapon is (a) any firearm, including, without limitation, any barreled device, of any description, from which any shot, bullet, pellet, dart, paintball or other potentially harmful missile can be discharged, any component part of or accessory to such a firearm, including accessories designed or adapted to diminish the noise or flash caused by the firing of the firearm; (b) any knife, including, without limitation, a belt buckle knife, dirk, dagger, sword, cane sword, pen knife, lipstick knife, switchblade, butterfly knife or any other knife that has a blade longer than 2.5 inches, opens automatically, or has more than one sharp edge; (c) nunchaku; (d) metal knuckles; (e) blow guns in excess of 12” in length; (f) bows and crossbows; (g) ammunition, arrows, bolts, bullets or any explosive device.

#### **19.04.306~~50~~ Wrecking Yard (Junkyard Or Auto Salvage)**

Any lot upon which two or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.

## **19.17 RR-1-43 – Rural Residential Zone**

### **19.17.060 Front Yard**

In RR-1-43 zone, the minimum depth of the front yard for ~~main-the primary~~ buildings and for detached garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than detached garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the ~~main-primary~~ building.

#### **HISTORY**

*Amended by Ord. [412](#) on 4/9/2024*

### **19.17.070 Side Yard**

In the RR-1-43 zone:

1. The minimum side yard for ~~any-the dwelling-primary building~~ shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.
2. The minimum side yard for a detached garage shall be eight feet, except that detached garages and other accessory buildings located in the rear yard and at least six feet away from the ~~main-primary~~ building shall maintain a minimum side yard of not less than five feet.
3. On corner lots, the side yard which faces on a street for both ~~main-primary~~ and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

#### **HISTORY**

*Amended by Ord. [412](#) on 4/9/2024*

### **19.17.080 Rear Yard**

In the RR-1-43 zone, the minimum depth of the rear yard for ~~any-the main-primary~~ building shall be 30 feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

### **19.17.090 Maximum Height Of Structures**

In the RR-1-43 zone:

1. For uses where the slope of the original ground surface is greater than 15%, or if a slope stability hazard is present on site, the maximum structure height shall be 30 feet.
2. All other properties shall maintain a maximum structure height of 35 feet.
3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

4. Accessory structures which meet the minimum side, rear and front setbacks for ~~main~~ primary buildings in the RR-1-43 zone may have an increase in maximum height to equal the maximum height of ~~main-primary~~ buildings in the RR-1-43 zone.

## **19.18 RR-1-29 – Rural Residential Zone**

### **19.18.060 Front Yard**

In RR-1-29 zone, the minimum depth of the front yard for ~~main-the primary~~ buildings and for detached garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than detached garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the ~~main-primary~~ building.

#### **HISTORY**

*Amended by Ord. [412](#) on 4/9/2024*

### **19.18.070 Side Yard**

In the RR-1-29 zone:

1. The minimum side yard for ~~any-the dwelling-primary building~~ shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.
2. The minimum side yard for a detached garage shall be eight feet, except that detached garages and other accessory buildings located in the rear yard and at least six feet away from the ~~main-primary~~ building shall maintain a minimum side yard of not less than five feet.
3. On corner lots, the side yard which faces on a street for both ~~main-primary~~ and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

#### **HISTORY**

*Amended by Ord. [412](#) on 4/9/2024*

### **19.18.080 Rear Yard**

In the RR-1-29 zone, the minimum depth of the rear yard for ~~any-the main-primary~~ building shall be 30 feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

### **19.18.090 Maximum Height Of Structures**

1. For uses where the slope of the original ground surface is greater than 15%, or if a slope stability hazard is present on site, the maximum structure height shall be 30 feet.
2. All other properties shall maintain a maximum structure height of 35 feet.
3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.
4. Accessory structures which meet the minimum side, rear and front setbacks for ~~main~~ primary buildings in the RR-1-29 zone may have an increase in maximum height to equal the maximum height of ~~main-primary~~ buildings in the RR-1-29 zone.



## 19.20 RR-1-21 – Rural Residential Zone

### 19.20.060 Front Yard

In the RR-1-21 zone, the minimum depth of the front yard for ~~main the-primary~~ buildings and for detached garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than detached garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the ~~main-primary~~ building.

#### HISTORY

*Amended by Ord. [412](#) on 4/9/2024*

### 19.20.070 Side Yard

In the RR-1-21 zone:

1. The minimum side yard for ~~any-the dwelling-primary building~~ shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.
2. The minimum side yard for a detached garage shall be eight feet, except that detached garages and other accessory buildings located in the rear yard and at least six feet away from the ~~main-primary~~ building shall maintain a minimum side yard of not less than five feet.
3. On corner lots, the side yard which faces on a street for both ~~main-primary~~ and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

#### HISTORY

*Amended by Ord. [412](#) on 4/9/2024*

### 19.20.080 Rear Yard

In the RR-1-21 zone, the minimum depth of the rear yard for ~~any-the main-primary~~ building shall be thirty feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

### 19.20.090 Maximum Height Of Structures.

1. For uses where the slope of the original ground surface is greater than 15%, or if a slope stability hazard is present on site, the maximum structure height shall be 30 feet.
2. All other properties shall maintain a maximum structure height of 35 feet.
3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.
4. Accessory structures which meet the minimum side, rear and front setbacks for ~~main primary~~ buildings in the RR-1-21 zone may have an increase in maximum height to equal the maximum height of ~~main-primary~~ buildings in the RR-1-21 zone.

## 19.23 R-1-15 – Residential Single-Family Zone

### 19.23.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. ~~All-The primary buildings intended for human inhabitants~~ shall maintain a minimum distance from property lines as follows:
  1. Front: 25 feet.
  2. Sides: 10 feet on interior lots, 20 feet on corner lots.
  3. Rear: 20 feet.
2. Accessory buildings in the R-1-15 zone shall maintain a minimum distance from property lines as follows:
  1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the ~~main-primary~~ building in the rear yard of the particular property.
  2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

## 19.25 R-1-10 – Residential Single-Family Zone

### 19.25.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. ~~TheAll primary buildings intended for human inhabitants~~ shall maintain a minimum distance from property lines as follows:
  - a. Front: 25 feet.
  - b. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-10 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the ~~main-primary~~ building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

## 19.26 R-1-8 – Residential Single-Family Zone

### 19.26.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. ~~All-The primary buildings intended for human inhabitants~~ shall maintain a minimum distance from property lines as follows:
  - a. Front: 25 feet.
  - b. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-8 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the ~~main-primary~~ building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

- c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

## 19.29 R-1-6 – Residential Single-Family Zone

### 19.29.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. ~~All~~The primary buildings ~~intended for human inhabitants~~ shall maintain a minimum distance from property lines as follows:
  - a. Front: 20 feet.
  - b. Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 15 feet per side yard.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-6 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the ~~main-primary~~ building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

## 19.31 R-2-8 – Residential Multi-Family Zone

### 19.31.060 Setbacks/Yard Requirements

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. ~~All buildings intended for human inhabitants~~Primary buildings shall maintain a minimum distance from property lines as follows: Front: 25 feet. Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 20 feet per side yard abutting a street. Rear: 20 feet. Accessory buildings in the R-2-8 zone shall maintain a minimum distance from property lines as follows: Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from ~~the main-primary~~ buildings in the rear yard of the particular property. Sides: Three feet, on interior lots; 20 feet on street side corner lots. Rear: Three feet, on interior lots; 20 feet on the street side of corner lots.

## 19.34 RM – Residential Multi-Family Zone

### 19.34.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. ~~All-Primary~~ buildings ~~intended for human inhabitants~~ shall maintain a minimum distance from property lines as follows: Front: 30 feet. Sides: On interior lots, a total of at least 25 feet between the two side yards, with no side yard of less than ten feet. On corner lots, at least 30 feet per side yard. Rear: 30 feet.
2. Accessory buildings in the RM zone shall maintain a minimum distance from property lines as follows: Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from ~~primary~~the main buildings in the rear yard for the particular property. Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform

to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building. Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the ~~main-primary~~ building shall maintain a minimum side yard of not less than five feet.

## Corner Lot Setback Revisions

For development on a corner lot, the corner side setback is typically larger than the interior side setback. Current code is unclear, however, on whether this bigger setback applies only to the corner side of these lots or if it also applies to the interior side. The below changes clarify that the larger setback only applies to the corner side, which is consistent with how the code has always been interpreted.

### 19.23 R-1-15 – Residential Single-Family Zone

#### 19.23.060 Setbacks/Yard Requirements

- A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - 1. Front: 25 feet.
  - 2. Sides: 10 feet on interior lots, 20 feet on the street side of corner lots.
  - 3. Rear: 20 feet.
- B. Accessory buildings in the R-1-15 zone shall maintain a minimum distance from property lines as follows:
  - 1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - 2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - 3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

### 19.25 R-1-10 – Residential Single-Family Zone

#### 19.25.060 Setbacks/Yard Requirements

- A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - 1. Front: 25 feet.
  - 2. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet on the street side and at least 8 feet on the interior side.per side yard.
  - 3. Rear: 20 feet.
- B. Accessory buildings in the R-1-10 zone shall maintain a minimum distance from property lines as follows:
  - 1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - 2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - 3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

### 19.26 R-1-8 – Residential Single-Family Zone

### 19.26.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - a. Front: 25 feet.
  - b. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet on the street side and at least 8 feet on the interior side.~~per side yard.~~
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-8 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

### 19.29 R-1-6 – Residential Single-Family Zone

#### 19.29.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - a. Front: 20 feet.
  - b. Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 15 feet on the street side and at least 5 feet on the interior side.~~per side yard.~~
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-6 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

### 19.34 RM – Residential Multi-Family Zone

#### 19.34.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 30 feet.

Sides: On interior lots, a total of at least 25 feet between the two side yards, with no side yard of less than ten feet. On corner lots, at least 30 feet on the street side and at least 10 feet on the interior side.~~per side yard.~~

Rear: 30 feet.
2. Accessory buildings in the RM zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.

Sides: Five feet, excluding garages, on interior lots; 20 feet on the street side of corner lots.

Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.

Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

## Architectural Review Commission Revisions

Utah statutes now prevent a municipality from reviewing one and two-family dwellings for architectural design standards. The below revisions update regulations in the Gateway Overlay District to comply with this requirement.

### 19.49 Gateway Overlay District

#### 19.49.080 Certificate Of Design Compliance

##### A. Certificate required.

1. It is unlawful for any person or entity to make any external alternations or external repairs of any substantial nature (such as color changes and sign erection) in any manner whatsoever to any area, site, building or structure within a Gateway Overlay District, without first obtaining a certificate of design compliance from the ARC as provided in this chapter.

2. Ordinary maintenance and repair shall be exempt from the requirement of a certificate of design compliance. The director shall be responsible for determining whether or not particular work on a project constitutes ordinary maintenance and repair. Projects determined by the director to be ordinary maintenance shall be reported periodically to the ARC.

- 2.3. One and two-family dwellings located within the Gateway Overlay District are exempt from certificate of design compliance review.

## Flag Lot Drive Approach Revisions

The city has not typically required a minimum 5-foot approach distance on flag lots, which conflicts with typical road standards found in Title 14. The below revisions clarify that flag lots are exempt from the 5-foot approach distance from property lines.

### Title 12 Subdivisions

#### 12.20 Design Standards

##### 12.20.050 Flag Lots Permitted

A flag lot may be approved in accordance with Chapter 12.08 of this title upon finding that, due to topographic conditions, sensitive land concerns, or other requirements of this title, streets cannot or should not be extended to access substantial buildable areas that would otherwise comply with the minimum lot standards of the underlying zone, subject to compliance with all of the following conditions:



- A. Flag lots may only be created from existing legal lots. Only one flag lot may be subdivided from an existing legal lot.
- B. The flag lot shall be used exclusively for a single-family residential dwelling and shall be located to the rear of the original (front) lot.
- C. The main body of a flag lot, exclusive of the private lane accessing it, shall meet the required lot area, lot width, and front, back and side yard requirements for the zone in which it is located (including the enhanced lot area requirement described in Subsection G of this section), and all other applicable provisions of this code. The area of the private lane accessing the flag lot may not be included to compute the required minimum area of the main body of the flag lot.
- D. The original (front) lot (i.e.—the lot which remains from the original parcel after the creation of the flag lot and the private land accessing the flag lot) shall meet the required lot area, lot width, and front, back and side yard requirements for the zone in which it is located, and all other applicable provisions of this code. The area of the private lane accessing the flag lot may be used to compute the minimum required area of the front or original lot only if the private lane remains in fee title ownership of the front or original lot.
- E. The maximum height of any structure on a flag lot shall be 26 feet, measured in accordance with Section 19.76.030(D) (Structure Height – vertical measurements) of this code or its successor.
- F. The setbacks for flag lots in the R-1 and R-2 zones shall be as follows:
  - 1. Front: 20 feet.
  - 2. Sides: 20 feet on each side.
  - 3. Rear: 20 feet.
- G. The setbacks for flag lots in the RR and F zones shall be as follows:
  - 1. Front: 30 feet.
  - 2. Sides: 30 feet on each side.
  - 3. Rear: 30 feet.
- H. The minimum lot area of a flag lot, exclusive of the private access lane, shall be one hundred twenty five percent (125%) of the minimum lot area required in the underlying zone.
- I. The private lane accessing a flag lot shall be held either in fee title as part of the flag lot, or the private lane may be evidenced by a recorded express, irrevocable easement for ingress and egress, benefiting the flag lot, over and across the original (front) lot. The form and content of the easement agreement must be acceptable to and approved by the city attorney.
- J. No more than two flag lots may be contiguous to each other and abut upon the same public street. Two adjoining flag lots may share a common private lane.
- K. The private lane accessing a flag lot shall front on a dedicated public street. Private lanes up to a maximum length of 100 feet accessing a flag lot shall include a paved driveway that is at least 12 feet wide and a landscaped buffer that is at least four feet wide on the outside boundary of the paved driveway. Private lanes greater than 100 feet in length accessing a flag lot shall include a paved driveway that is at least 20 feet wide and a landscaped buffer that is at least four feet wide on the outside boundary of the paved driveway. The buffer area is provided to help screen adjacent properties and to provide a drainage area for the paved portion of the private lane. [The drive approach for a private lane is not subject a minimum distance from property lines.](#)

- L. The private lane accessing a flag lot also is subject to approval by the Unified Fire Authority or other fire and emergency protection services provider to the city. Such approval may include a requirement of a maximum private lane length and a designated turnaround area conforming to the fire authority's design and construction standards. Structural permeable surfaces are encouraged in designated fire turnaround areas, subject to the fire authority's approval.
- M. A solid visual barrier six feet in height shall be installed on the outside property line of the flag lot stem, running from the front setback of the original (front) lot to the end of the private lane accessing the flag lot. The width of the barrier may encroach into the 4' buffer up to a maximum of one foot.
- N. The address of the flag lot dwelling shall be clearly visible from or posted at the abutting public street.

## **Title 14 Highways, Sidewalks And Public Places**

### **14.12 Standards For Roadways, Sidewalks And Other Infrastructure**

#### **14.12.110 Driveway Approaches**

- A. Requirements for commercial, industrial, manufacturing, and multiple family uses requiring motor vehicle access shall meet the requirements as hereinafter provided:
  - 1. Access shall not be by more than one driveway approach for each 100 feet of frontage on any street. The city's planning commission, or staff where specifically delegated, may modify this requirement when considering a particular site plan in those cases where the commission or staff determines that the safety and convenience of the general public would be better served by more or less driveway approaches.
  - 2. Wherever possible, adjacent sites should share driveway approaches.
  - 3. Additional driveway approaches may be warranted by the following table 3-A for on-center spacing of driveway approaches.

Table 3-A

Recommended Driveway Approach Spacing

Median Barrier	Principal Arterial	Arterial	Collector
No	250 ft.	200 ft.	175 ft.
Yes	185 ft.	115 ft.	85 ft.

- 4. No two of said driveway approaches shall be closer to each other than 50 feet.
- 5. No driveway approach shall be closer than 100 feet to the point of intersection of the two property lines at any corner. If there is not 100 feet of frontage then the driveway approach will be placed five feet from the property line furthest from the intersection of the property lines, if the nearest existing driveway approach is 50 feet or further away. In no instance shall a driveway approach be closer than 60 feet from the projected intersection right-of-way lines with a minimum of five-foot



- flared section. Flared driveway approaches are required for distinction from intersection corners.
6. The minimum width of a driveway approach shall be 12 feet and the maximum shall be 30 feet.
  7. The community development director may approve a driveway approach up to a maximum of 50 feet wide.
- B. Single-family dwellings shall meet the following requirements as hereinafter provided:
1. Single-family dwellings shall be permitted only one access unless a circular driveway approach is utilized.
  2. There shall be a minimum of 35 feet between the entrances of circular driveway approaches and the two closest edges of the driveway approach.
  3. Corner lots will be allowed to have one driveway approach per street frontage.
  4. There shall be a minimum ten feet distance between all approved driveway approaches except on cul-de-sacs.
  5. The minimum street driveway approach width at the property line shall be ten feet and the maximum shall be 25 feet.
  6. A minimum five-foot radius or flared section shall be used except for flag lot private lane drive approaches.
  7. No radius or flare portion of a driveway approach shall intersect the adjacent projected property line except where shared approaches are utilized.
  8. On corner lots, driveway approaches shall be set back a minimum of 25 feet from the point of intersection of the right-of-way lines.
- C. All driveway approach grades shall not exceed 4% within 20 feet of the roadway boundary.
- D. Approaches shall be a minimum of five feet from any line except on cul-de-sacs and in flag lot private lane drive approaches.

## ADU Application Expiration Revisions

Staff currently experiences a high level of dormancy with ADU applications following initial planning review, despite attempts to notify applicants their applications are not final until a building permit is completed and business licensure is granted. The code changes below would cause ADU applications to expire after six months of dormancy from the most recent application step.

### Title 19 Zoning

#### 19.75 Accessory Dwelling Units

##### 19.75.070 Inspection

1. Prior to approval of an ADU permit, all required building permits shall be completed by the applicant and inspected by the city's building inspector to verify compliance with all applicable city standards.
2. If no additional work is proposed or required to ready an ADU for occupancy, the applicant shall submit a minimum-fee building permit application, accompanied by an inspection by the city's building inspector, to ensure compliance with all applicable standards.

##### 19.75.080 Time Limits

Unless subsequent steps in the approval process of an ADU permit are undertaken within six months after the most recent step, said permit shall expire.

### **19.75.0890 Termination**

If the primary dwelling's record owner changes and is not accompanied by a new ADU application, or if the primary dwelling's record owner is no longer permanently residing in the primary dwelling, then the ADU shall be immediately vacated and shall no longer be used as an ADU. The city may revoke, or may choose to deny license renewal, to any property with unresolved violations of this code arising from or related to operation of an ADU. The city may also hold a lien against a property that contains an ADU that violated this chapter pursuant to the procedures detailed in UTAH CODE ANN. 10-9a-530(5), as amended.

## **Private Clubs Renaming Revisions**

The city code references "Private Clubs" and "Class D Private Clubs", which are essentially anachronistic terms for bars that are no longer in use following the updates to state alcohol laws since the early 2000s. References to "Private Clubs" in Title 19 are replaced with "bar establishments," in line with what is found in state code and other Utah municipal codes. The below changes also allow "bar establishments" wherever restaurants are allowed, pursuant to state codes governing the location of alcohol-serving facilities.

## **Title 19 Zoning**

### **19.04 Definitions**

#### **19.04.310 Bank, Savings And Loan, Or Credit Union**

An establishment for the custody, loan, exchange and/or issue of money, the extension of credit, and/or facilitating the transmission of funds.

#### **19.04.315 Bar Establishment**

A business primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages, in connection with a license issued by the State of Utah to operate as a bar establishment as provided in Title 32B, Chapter 6, Part 4, Bar Establishment, Utah Code, or successor provisions as amended.

#### **19.04.320 Barn**

A structure intended for the purpose of storing farming and ranching related equipment and/or housing livestock.

#### **19.04.2130 Private Club**

~~An establishment providing social and/or dining facilities which may provide alcoholic beverage service, to an association of persons.~~

## **19.36 MU - Mixed Use Zone**

### **19.36.020 Permitted Uses**

1. Permitted uses in the MU zone include the following:
  - a. Mixed-use residential buildings as defined in this chapter;

- b. Bed and breakfast;
- c. Churches;
- d. Commercial recreation;
- e. Convenience store without gasoline or convenience store/fast food combination without gasoline;
- f. Home occupations;
- g. Home day care/preschool, small (see Section 19.76.040[D]);
- h. Retail, gross square footage less than 25,000 square feet;
- i. Financial institutions;
- j. Community recreation services;
- k. Convenience retail stores;
- l. Restaurant [or bar establishment](#), under 25,000 square feet of gross floor area;
- m. Shop for the manufacture of retail articles sold primarily on the premises;
- n. Government services;
- o. Public libraries and cultural exhibits;
- p. Open food stand/market/food truck, temporary;
- q. Professional office, administrative and medical buildings with a maximum of 25,000 gross square feet; and
- r. Grocery store, foodstuffs, retailing, or delicatessen with a maximum of 25,000 gross square feet.

### **19.36.030 Conditional Uses**

1. Conditional uses in the MU zone include the following:
  - a. Home day care/preschool (see 19.76.040[E]);
  - b. Child daycare/preschool;
  - c. Convenience store with gas;
  - d. Parks, playgrounds or community recreation;
  - e. Public and private utility buildings or facilities;
  - f. Residential facilities for persons with disabilities;
  - g. Residential facilities for elderly persons;
  - h. Schools;
  - i. Grocery store, foodstuffs, retailing, or delicatessen greater than 25,000 gross square feet;
  - j. Hotels;
  - ~~k. Class D private clubs;~~
  - ~~l.k.~~ Retail, gross square footage greater than 25,000 square feet;
  - ~~m.l.~~ Commercial schools;
  - ~~n.m.~~ Professional office, administrative and medical buildings greater than 25,000 gross square feet;
  - ~~o.n.~~ Restaurant [or bar establishment](#), over 25,000 gross square feet;
  - ~~p.o.~~ Indoor theatre;
  - ~~q.p.~~ Garages (public); and
  - ~~r.q.~~ Mixed-use self-storage.
2. Unlike the NC zone, which is intended for smaller mixed-use developments potentially within established communities, the MU zone does not have a maximum allowed floor area for most uses. Such deregulation is intended to encourage those proposing larger commercial and residential developments to consider creating a mixed-use development rather than a regional commercial type development.

3. Any applicant requesting an increase in height or decrease in setbacks which are standard in the MU zone, or any other variation based on permitted planning commission approval under this chapter, shall be considered a conditional use.

## **19.37 NC – Neighborhood Commercial**

### **19.37.030 Conditional Uses**

Conditional uses in the NC zone are as follows:

1. Mixed residential housing as defined in this chapter, provided that the mix of uses is consistent with permitted and conditional uses in this chapter;
2. Bed and breakfast;
3. Commercial recreation;
4. Reception center;
5. Convenience store;
6. Grocery store, foodstuffs, retailing, or delicatessen with a maximum gross floor area of no more than 7,500 square feet on any one floor and 15,000 gross occupiable square feet;
7. Convenience store/fast food combination without gasoline;
8. Medical, optical, dental offices and clinics for health professionals, with the exception of after-hours care, overnight care or traditional medical retail stores, with a maximum gross floor area of no more than 7,500 square feet on any one floor and 15,000 gross occupiable square feet;
9. Administrative, general or professional offices containing no more than 7,500 square feet on any one floor and 15,000 gross occupiable square feet;
10. Studios for an artist, designer, writer, photographer, sculptor or musician;
11. Restaurant [or bar establishment](#);
12. Retail commercial;
13. Churches;
14. Home occupations;
15. Home pre-schools;
16. Child day-care/preschool;
17. Parks, playgrounds or community recreation;
18. Planned unit development;
19. Public and private utility buildings or facilities;
20. Residential facilities for elderly persons;
21. Child or adult day care facilities;
22. Schools;
23. Live/work spaces; [and](#)
- ~~24. Class D private clubs; and~~
- ~~25.~~ [24.](#) Retail/small commercial.

## **Title 19.40 CR – Regional Commercial Zone**

### **19.40.030 Conditional Uses**

1. Any use with an individual gross floor area of more than 10,000 square feet shall be considered a conditional use.
2. Additional conditional uses in the CR zone are as follows:
  - a. Supermarkets (groceries, meats and baked goods);
  - b. Hardware, lawn and garden supply stores;
  - c. Florists;

- d. Offices, administration or professional;
- e. Real estate or insurance office;
- f. Restaurant, [bar establishment, or](#) lunchroom;
- g. Indoor theatre;
- h. Motor vehicle sales agency, including service and repairs indoors, with outdoor sales, display and storage;
- i. Shop for making articles sold primarily at retail on the premises;
- j. Bowling alley, commercial recreation building;
- k. Gasoline stations;
- l. Drugstores and sundries;
- m. Banks, savings, loan, and finance offices;
- n. Appliance stores;
- o. Nursery schools and day care centers;
- p. Department stores, furniture and variety stores;
- q. Liquor stores;
- r. Open stands or markets;
- s. Garages (public);
- t. Car wash; and
- u. Pawn shop without weapons.

## Garages in Residential Zones Rear Setback

Residential zones specify attached garages are subject to rear yard setbacks, but no other yard setbacks. This has led to questions by applicants, despite it always being practice for staff to consider any structure attached to a primary structure as part of the primary structure footprint, and thus governed by primary structure setbacks. The changes below remove this specification in each zoning chapter it is mentioned, as it is implied by being part of the primary structure footprint.

### Title 19 Zoning

#### 19.23 R-1-15 – Residential Single-Family Zone

##### 19.23.060 Setbacks/Yard Requirements

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - a. Front: 25 feet.
  - b. Sides: 10 feet on interior lots, 20 feet on corner lots.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-15 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

~~[Attached garages shall conform to the rear yard requirements of main buildings.](#)~~

#### 19.23 R-1-10 – Residential Single-Family Zone

### **19.25.060 Setbacks/Yard Requirements**

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - a. Front: 25 feet.
  - b. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-10 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

~~Attached garages shall conform to the rear yard requirements of main buildings.~~

### **19.26 R-1-8 Residential Single-Family Zone**

#### **19.26.060 Setbacks/Yard Requirements**

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - a. Front: 25 feet.
  - b. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-8 zone shall maintain a minimum distance from property lines as follows:
  - a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

~~Attached garages shall conform to the rear yard requirements of main buildings.~~

### **19.29 R-1-6 – Residential Single-Family Zone**

#### **19.29.060 Setbacks/Yard Requirements**

1. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
  - a. Front: 20 feet.
  - b. Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 15 feet per side yard.
  - c. Rear: 20 feet.
2. Accessory buildings in the R-1-6 zone shall maintain a minimum distance from property lines as follows:

- a. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
  - b. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
  - c. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.
- ~~3. Attached garages shall conform to the rear yard requirements of main buildings.~~

## **19.31 R-2-8 Residential Multi-Family Zone**

### **19.31.060 Setbacks/Yard Requirements**

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 25 feet.

Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 20 feet per side yard abutting a street.

Rear: 20 feet.

Accessory buildings in the R-2-8 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet, on interior lots; 20 feet on street side corner lots.

Rear: Three feet, on interior lots; 20 feet on the street side of corner lots.

~~Attached garages shall conform to the rear yard requirements of main buildings.~~