

ORDINANCE NO. 25-14

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; CHAPTER 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, § 24 – TABLES OF LOT AND SETBACK REQUIREMENTS FOR PRIMARY BUILDINGS, TABLE 10-1 – MINIMUM LOT AND SETBACK REQUIREMENTS FOR PRIMARY BUILDING IN RESIDENTIAL ZONES (MINIMUM YARD REQUIREMENTS – FRONT YARD)

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; Amending Chapter 10 – General Property Development Standards, § 24 – Tables of Lot and Setback Requirements for Primary Buildings, Table 10-1 – Minimum Lot and Setback Requirements for Primary Building in Residential Zones (Minimum Yard Requirements – Front Yard)

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential, commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has negatively recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulation: Chapter 10 – General Property Development Standards, § 24 – Tables of Lot and Setback Requirements for Primary Buildings, Table 10-1 – Minimum Lot and Setback Requirements for Primary Building in Residential Zones (Minimum Yard Requirements – Front Yard). with the Roy City Municipal Code be amended to depict the changes.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilmember Jackson	<u>Excused</u>	Councilmember Paul	<u>" Aye "</u>
Councilmember Saxton	<u>" Aye "</u>	Councilmember Scadden	<u>" Aye "</u>
Councilmember Wilson	<u>" Aye "</u>		

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this 15 day of July, 2025.

Attested and Recorded:

Brittany Powers
Brittany Powers; City Recorder



Robert Dandoy
Robert Dandoy; Mayor

10-10-24 Tables of Lot and Setback Requirements for Primary Buildings:

The Tables of Lot and Setback Requirements identify the lot size and building location requirements for Primary Buildings in each Zoning District provided by this Ordinance. The lot and building standards applicable to each Zoning District are identified and included in the Tables of Lot and Setback Requirements to promote usability and administrative efficiencies. General Development Standards and Site Plan Requirements shall also be considered and are provided in Chapters 11, 14, 15, and 19 herein.

- 1) Table 10-1 – Requirements for Primary Buildings in Residential Zoning Districts
- 2) Table 10-2 – Requirements for Primary Buildings in Non-Residential Zoning Districts
- 3) Table 10-3 – Requirements for Accessory Buildings in Residential Zoning Districts

TABLE 10-1 - MINIMUM LOT AND SETBACK REQUIREMENTS FOR PRIMARY BUILDINGS IN RESIDENTIAL ZONES

Site Requirements :	RE-20	RE-15	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-2	R-3	R-4	R-5	RMH-1
Minimum Lot Size	20,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	7,000 sq. ft.	6,000 sq. ft.	Single-Family 6,000 sq.ft. Two-Family 7,500 sq.ft.	Single-Family 6,000 sq.ft. Two-Family 7,500 sq.ft. Multi-Family 3,630 sq.ft. per unit (not to exceed 12 units per acre)	Single-Family 5,000 sq.ft. Two-Family 7,500 sq.ft. Multi-Family 3,630 sq.ft. per unit (not to exceed 12 units per acre)	Single-Family 4,000 sq.ft. Two-Family 5,000 sq.ft. Multi-Family 2,178 sq.ft. per unit (not to exceed 20 units per acre)	As required by 10-11-6
Minimum Lot Size for Corner Lots	20,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	7,000 sq. ft.	6,000 sq. ft.	same as minimum lot size requirement				
Minimum Lot Width	100 feet	85 feet	85 feet	80 feet	65 feet, except on corner lots it shall be 75 feet	65 feet, except on corner lots it shall be 70 feet	60 feet, except on corner lots it shall be 70 feet	60 feet	60 feet	60 feet		

Site Requirements	RE-20	RE-15	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-2	R-3	R-4	R-5	RMH-1	
	Minimum Yard Requirements:												
Front	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	
Side	10 feet	10 feet	10 feet	8 feet	8 feet	8 feet	8 feet	8 feet	8 feet	8 feet	8 feet	8 feet	
Rear	30 feet	30 feet	30 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	20 feet	20 feet	20 feet	
Distance between Multiple Dwelling Structures	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	20 feet	20 feet	20 feet	20 feet	
Minimum Street Side Yard for Corner Lots	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	
Minimum Rear Yard for Corner Lots	20 feet	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	
Maximum Building Height	Thirty-five (35) feet.												
Additional Requirements for Non-Residential Structures located in a Residential Zone	Side:	20 feet or one (1) foot for every one (1) foot of building height, whichever is greater.						20 feet, plus one (1) foot for every one (1) foot over 35 feet					
	Rear:	20 feet or one (1) foot for every one (1) foot of building height, whichever is greater.						20 feet, plus one (1) foot for every one (1) foot over 35 feet					
	Requirements for Landscaping, Off-Street Parking, Buffering, Screening, and any other site requirements for Site Plan Approval are provided by Chapter 14, 15, and 19.												
	If a use occupying an existing structure was established prior to the effective date of this ordinance, the approved Site Plan requirements shall prevail.												

As required by 10-11-6

(Ord. 18-22, 10-16-2018; Ord 19-3, 03-19-2019)

Except to the Front Yard Setback Requirements:

The setback from the street for any dwelling located between two existing dwellings may be the same as the smallest current setback for said two existing dwellings, provided the existing dwellings are on the same side of the street, and are located within one hundred fifty (150) feet of each other, and provided that no dwelling shall be located closer than twenty (20) feet from the right-of-way or easement line of said street.