

ORDINANCE No. 19-2

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS ADDING RE-15 TO THE FOLLOWING SECTIONS: CH 6 - ESTABLISHMENT OF ZONING DISTRICTS, 10-6-1 1) B), 10-6-2 1) AND CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, 10-10-29 4).

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations adding RE-15 to the following sections: CH 6 - Establishment of Zoning Districts, 10-6-1 1) b), 10-6-2 1) and CH 10 - General Property Development Standards, 10-10-29 4).

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 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 favorably recommended an amendment 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 Title 10 Zoning Regulations adding RE-15 to the following sections: CH 6 - Establishment of Zoning Districts, 10-6-1 1) b), 10-6-2 1) and CH 10 - General Property Development Standards, 10-10-29 4).

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

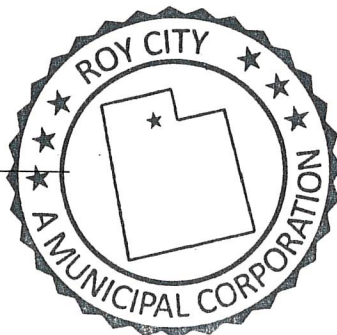
This Ordinance has been approved by the following vote of the Roy City Council:

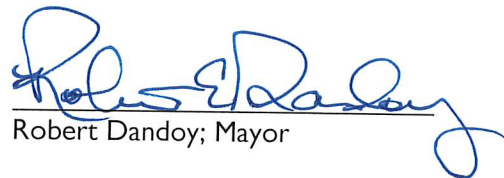
Councilmember Burrell	<u>ABSENT</u>
Councilmember Paul	<u>AYE</u>
Councilmember Saxton	<u>AYE</u>
Councilmember Tafoya	<u>AYE</u>
Councilmember Yeoman	<u>ABSENT</u>

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this 19th day of MARCH, 2019.

Attested and Recorded:


Morgan Langholf; City Recorder




Robert Dandoy; Mayor

10-6-1 Zoning by Districts

In accordance with the requirement of the Utah Code, as amended, that zoning within municipalities be by districts, Roy City, as shown on the Roy City Zoning Districts Map, is divided into zoning districts that govern the use, intensity and other requirements for the use of all lands located within the City. The map accompanying this Ordinance, the Roy City Zoning Districts Map (Zoning Map), and incorporated herein by reference, identifies the location and distribution of each zoning district provided by the City. All use, activity, and all required approvals, permits, and licenses shall be found to conform to the provisions, standards, and requirements of the applicable zoning district.

To achieve the purposes of this Ordinance, the following zoning districts are provided:

- 1) Residential Estates District
 - a) Residential Estates (RE-20)
 - b) Residential Estates (RE-15)**

10-6-2 Zoning Districts Purposes:

The Roy City Zoning Districts are formulated to provide and achieve the following purposes:

- 1) Residential Estates District (RE-20 & RE-15). The Residential Estates ~~RE-20~~ Districts is provided to allow low-density residential estates neighborhoods with a quality of openness and provide for certain rural amenities, on larger minimum lots. This district is intended to promote and preserve single-family residential development. The principal land use is single-family dwellings and incidental and accessory uses located in a semi- agricultural or rural environment.

10-10-29 – Limitations on Size and Location of Accessory Buildings in Residential Zones.

- 4) Maximum Area of Lot Coverage for All Accessory Buildings. The total of all accessory buildings located on a residential lot shall occupy an area greater than twenty-five (25) percent of the rear yard, or one thousand two hundred (1250) square feet. For residential lots in the RE-20 & RE-15 zones, only the limitation of twenty-five (25) percent of the rear yard area shall apply. For residential lots in zones other than RE-20, having an area which exceeds the required lot are for the applicable zoning designation by at least two-thirds of one acre, the total of all accessory buildings shall not exceed two thousand five hundred (2500) square feet. (Ord. 970, 7-18-2006; Ord. 1024, 1-19-2010)