

ORDINANCE No. 19-3

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, 10-10-24 – TABLE 10-1 THE MAXIMUM BUILDING HEIGHT AS WELL AS SIDE AND REAR SETBACKS FOR NON-RESIDENTIAL STRUCTURES WITHIN R-2, R-3 & R-4 ZONES.

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations CH 10 - General Property Development Standards, 10-10-24 – Table 10-1 the Maximum Building Height as well as Side and Rear Setbacks for non-residential structures within R-2, R-3 & R-4 zones.

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 CH 10 - General Property Development Standards, 10-10-24 – Table 10-1 the Maximum Building Height as well as Side and Rear Setbacks for non-residential structures within R-2, R-3 & R-4 zones.

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

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

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 | |
|--|--|---|--------|--------|-------|-------|-------|--|------|------|--|
| Maximum Building Height | Thirty-five (35) feet as measured by the Building Codes, as adopted. | | | | | | | | | | |
| | Thirty-five (35) feet as measured by the Building Codes, as adopted. | | | | | | | 40 feet | None | None | |
| 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 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 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. | | | | | | | | | | |