

ORDINANCE No. 13-2024
Title 15 Amendment: Complete Neighborhoods
Overlay District

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
STACY BECK <i>Councilmember</i>	X			
JESSE CARDON <i>Councilmember</i>	X			
SHANE MARSHALL <i>Councilmember</i>	X			
KEVIN OYLER <i>Councilmember</i>	X			
LANDON TOOKE <i>Councilmember</i>	X			

I MOVE this ordinance be adopted: Councilmember Marshall

I SECOND the foregoing motion: Councilmember Oyler

ORDINANCE No. 13-2024
Title 15 Amendment: Complete Neighborhoods Overlay District

**AN ORDINANCE AMENDING TITLE 15 OF THE SPANISH FORK
MUNICIPAL CODE PERTAINING TO A COMPLETE
NEIGHBORHOODS OVERLAY DISTRICT.**

WHEREAS Spanish Fork City recognizes the value of allowing neighborhoods to be constructed with diverse housing types while maintaining the characteristics of single-family neighborhoods;

WHEREAS amendments to the land use ordinance and other sections of the Code need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices;

WHEREAS the Planning Commission held a public hearing on June 5, 2024, wherein public comment was received; and

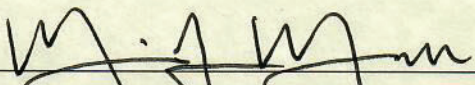
WHEREAS a public hearing was held before the Spanish Fork City Council on June 18, 2024, wherein public comment was received;

NOW, THEREFORE, be it ordained by the City Council of Spanish Fork City as follows:

Section 1. Amendment of the Code. The Spanish Fork Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein. Only the sections of the Code set forth in the Exhibit A shall be amended. All other sections of the Code remain unchanged.

Section 2. Effective Date. This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: June 18, 2024.


Mike Mendenhall, Mayor

Attest:

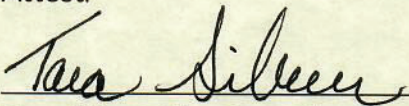

Tara Silver, City Recorder



Exhibit "A"

15.3.20.100 Complete Neighborhood Overlay District

This district provides an incentive for developers to create developments that include a mix of residential types, which may only be approved as a Zoning Map Amendment as provided in this section. The Complete Neighborhood (CN) Overlay District is not a replacement for a standard subdivision but serves as an option for properties in the R-1 Residential Districts. It is intended to create residential neighborhoods that will increase in value over time by doing the following:

- allowing for efficient designs that include a combination of single-family, twin home and three-unit multi-family residential structures in the same development,
- providing density in qualifying developments that exceeds the base density of the underlying zone as identified in Table 1 - Residential Development Standards of Title 15,
- allowing for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City,
- establishing residential neighborhoods with a distinct character and sense of unity, while maintaining the scale and ambiance of a neighborhood composed of single-family homes.

A. Application

1. Applications to establish a Complete Neighborhood Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete Preliminary Plat application which includes the following information:
 - a. A complete description of the intended nature and character of the development,
 - b. A description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions,
 - c. A proposed project phasing,
 - d. Plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting,
 - e. Preliminary conditions, covenants, and restrictions (CC&R's),
 - f. Any variations from the standard zoning requirements,
 - g. Any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes,
 - h. A data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space,
 - i. Building elevations and footprints for residential structures in the

development,

- j. A plan that identifies which structures will be constructed on which lots, and
- k. A phasing plan that specifies the timing of public improvements and residential construction which must be submitted at the submission of the Preliminary Plat. If the sequence of construction of various portions of the development is to occur in stages, then the amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

B. Performance Standards

1. Permitted Use

- a. All uses listed in R-1 Districts, subject to the same restrictions or limitations of the use.
- b. Twin homes.
- c. Multi-family homes.

2. Subdivision Design

- a. Project size. The minimum size of a development is five (5) gross contiguous acres. School, church and other non-residential sites are to be excluded from the acreage calculation.
- b. Density calculations and lot size. The density included in a development is limited to the base density per acre as defined in Table 1 - Residential Development Standards plus .5 units per acre. Church sites, school sites, other non-residential uses, sensitive lands and land that is unbuildable by encumbrance or otherwise may not be counted in the density calculations. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private park, the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.
- c. Housing type. The composition of housing types shall include a number of twin home and/or multi-family structures that is no less than the number of units that exceed the base number of units allowed in the underlying zone. No fewer than sixty percent of the

- residential structures in the development shall be single-family homes.
- d. Street design. Local streets shall not exceed 600 feet in length without an intersecting street.
 - e. Infrastructure. Inasmuch as isolated, disconnected developments and their public infrastructure systems are an undesirable, inefficient, and in some cases a dangerous condition, developments shall provide infrastructure necessary to serve the development and to connect it to surrounding developments, undeveloped property, and anticipated future growth. The development must enhance infrastructure connectivity between the development and its surroundings by providing road and utility stubs where appropriate. Infrastructure that is intended for public use shall be dedicated to the City. Design, arrangement, and layout of developments may be adjusted by the City to achieve the goals of this section.

3. Architecture

- a. Minimum house sizes, finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.
- b. Distinct designs. Development shall include a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive residential structures constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.

Minimum Finished Floor Area		
Minimum Lot Size and Multi-Family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-Family	1,000 sq. ft. (one-level)	1,200 sq. ft. (multi-level)

- c. Parking. Developments shall provide at least two and a half (2.5) parking spaces per home in the development. A two-car garage for each single-family residence is required. Two and three-unit structures must have at least a one-car attached or detached garage. One-car garages shall be at least 12 by 20 feet in size, two-car garages shall be at least 20 by 20 feet in size. Doors for no more than one garage may be visible per residential structure, per street. Driveways located between garage doors and street facing property lines shall be at least 20 feet deep.
 - d. Exterior materials. Homes shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.
4. Landscaping
- a. Developments shall meet all applicable landscaping requirements including those found in 15.4.16.130. Applications for Complete Neighborhoods shall also include a Street Tree Plan that identifies where trees shall be installed in the park-strips of public rights-of-way throughout the development. Trees included in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Complete Neighborhoods shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot

unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.

C. Findings: the following findings must be made by the Council before approving any Complete Neighborhood Overlay District:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
4. That the development will improve infrastructure connectivity.
5. That the development will include two and/or three-unit residential structures.
6. That the design of the residential structures in the development will create interesting streetscapes and blend with single-family neighborhoods through the thoughtful inclusion of design elements and by maintaining single-family home scale.