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Chapter 15A-20 - RESIDENTIAL DEVELOPMENT STANDARDS

15A-20-01 Residential Districts - Purpose R-1 & R-2

A. R-1 districts are established to provide residential environments within Sandy City that strive to emphasize a minimum of vehicular traffic and create quiet neighborhoods favorable for single family detached homes. These districts are further established with a focus towards the preservation of natural vegetation and land features. The variety of medium to low housing densities provide for a wide variety of housing opportunities from large estate homes to smaller, entry level homes.

   Agriculture (which does not include the keeping of farm animals) is allowed in each R-1 sub-district. Special regulations are provided for the allowance of farm animals on an individual district basis after petition of the property owners and approval by the City Council within sub-districts equal to or larger than R-1-15.

B. R-2 districts are established to provide a residential environment within Sandy City that is characterized by slightly higher densities than single family districts, single family housing interspersed with two-family housing, a variety of housing sizes, a minimum of vehicular traffic, and quiet residential neighborhoods favorable for family life.

15A-20-02 Residential Building Setbacks, Building Heights, Required Off-Street Parking for R-1 & R-2 Zoning Districts

The minimum allowed residential building setbacks (in feet), the maximum allowed building heights (in feet) and the minimum allowed number of off-street parking stalls for the R-1- and R-2 Zoning Districts are as follows: (Ord 10-26, Amended 7-30-2010)

Table 15A-20-02(A) - Residential Building Setbacks, Building Heights and Covered Off-Street Parking for Standard R-1 and R-2 Zoning Districts

Requirement	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8
Front to Living Area	30	30	30	30	30	30	30	30	25	See specific section for Residential District R-1-7.5(HS) for details	25	30	30
Front to Attached Garage	25	25	25	25	25	25	25	25	25		20	25	25
Front (average lot slope of 10%)	20	20	20	20	20	20	20	20	20		20	20	20
Front Corner Lot - Side A	30	30	30	30	30	30	30	30	25		30	30	30
Front Corner Lot - Side B	20	20	20	20	20	20	20	20	20		20	20	20
Front - Lot on cul-de-sac	20	20	20	20	20	20	20	20	20		20	20	20
Front - Lot on Elbow	20	20	20	20	20	20	20	20	20		20	20	20
Side (minimum)	15	12	10	10	8	8	8	8	6		6	8	8
Side (both combined - minimum)	30	27	24	22	20	20	18	16	16		12	16	16
Side - minimum for zero lot line development	N/A	27	24	22	20	20	18	16	16		12	16	16
Rear - regular lot	30	30	30	30	30	20	20	20	20		20	20	20
Rear - irregular lot (average)	30	30	30	30	30	20	20	20	20		15	20	15
Rear - Minimum setback for an irregular lot	15	15	10	10	10	10	10	10	10		10	10	10
Rear - Corner lot	30	30	30	25	25	20	20	15	15		15	20	15
Maximum Building Height (measured to the peak of the roof)*	35	35	35	35	35	35	35	35	35		35	35	35
Required Off-Street Parking Stalls (not including covered stalls)	2	2	2	2	2	2	2	2	2		2	2/u	2/u

*NOTE: Exceptions for additional building height due to unusual architectural roof designs may be granted by the Planning Commission, at the request of the Community Development Director.

(Ord 12-14, Amended 5-15-12, Ord 12-23, Amended 6-18-2012)

15A-20-03 Required Lot Size, Frontage Requirement for R-1 & R-2 Zoning Districts

15A-20-03(A) Table of Minimum lot sizes and width for R-1 and R-2 Residential Zones

	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8(INF)	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8
Minimum lot width, *in feet*	110	100	90	85	80	80	75	70	70	65	55	80[1]	75[2]
Minimum lot size, *in thousands of square feet*	40	30	20	15	12	10	9	8	7[3]	7.5	6	10[1]	8[2]

Notes:

1 - Single family lots must have at least 8,000 square feet and 70 feet of width. Twin home or duplex lots must have at least 5,000 square feet and 40 feet of width.

2 - Single family lots must have at least 8,000 square feet and 75 feet of width. Twin home or duplex lots must have at least 4,000 square feet and 37.5 feet of width.

3 - Lot sizes must average 8,000 square feet with no lot smaller than 7,000 square feet in the R-1-8(INF) zone

4 - TND Projects must comply with all development standards located within this Code.

15A-20-04 Table - Minimum/Maximum Dwelling Size for R-1 & R-2 Zoning Districts

Table 15-20-04(A) Table for R-1 and R-2 Minimum/Maximum Dwelling Size

Zone	One-story Split Level & Split Entry (square feet)		Two- Story Total Both Levels (square feet)	
R-1-40	1,500	6,500	1,875	7,500
R-1-30	1,500	6,500	1,875	7,500
R-1-20	1,400	6,500	1,750	7,500
R-1-15	1,400	5,500	1,750	6,500
R-1-12	1,350	4,500	1,685	6,000
R-1-10	1,300	5,000	1,625	6,000
R-1-9	1,200	4,500	1,500	5,500
R-1-8	1,000	4,000	1,250	5,500
R-1-8(INF)	1,100	4,000	1,600	5,000
R-1-7.5(HS)	1,000	3,200	1,250	4,000
R-1-6	800	2,800	1,350	3,500

Table 15-20-04(A) Table for R-1 and R-2 Minimum/Maximum Dwelling Size				
Zone	One-story Split Level & Split Entry (square feet)		Two- Story Total Both Levels (square feet)	
R-2-10	800	2,100	1,350	4,000
R-2-8	800	2,000	1,350	3,500

(Ord 10-26, Amended 7-30-2010)

A. **Allowable Square Footage.** Determination of allowable square footage measures livable space only which does not include subterranean basements, garages or similar spaces. The square footage established above for the R-2-10 and R-2-8 zoning districts refers to each dwelling unit in a multi-family dwelling. (Ord 10-26, Amended 7-30-2010)

B. **Approval for a Home Larger than Maximum Size**. Individuals who desire to construct a new home larger than the maximum home size limits (or desire to increase the size of an existing home) may apply for a special exception from the Planning Commission. To qualify for the special exception, the applicant shall comply with the following requirements:

1. The proposed square footage of the home (excluding basement) is within 10% of the average home size within a 1,000 foot radius as measured from the property line or if the proposed home is located within a planned unit development, it is consistent with the approved standards and home sizes for the entire planned unit development.

2. The proposed home or addition is consistent with the existing architectural standard for the surrounding neighborhood, e.g., rambler style homes, two-story homes, brick facade, stucco, half-timber, similar pitched roof, etc.

3. The proposed enlargement is not permitted to increase the available space for an accessory apartment.

4. The increased square footage is not permitted for non-residential structures. Institutional care uses shall comply with the minimum and maximum square footage requirements for the underlying zone.

15A-20-05 Off-Street Parking Requirements.

A. All single family homes on R-1-6 or larger lots shall provide at least a two-car garage for the daily storage of personal vehicles. The garage may be front or side loading. Any detached garages shall comply with the requirements for detached accessory structures as described elsewhere in this chapter. Any home within an R-1-6 or larger Zoning District that was built without an attached two-car garage may apply for a building permit to build a two-car garage with a side yard setback of no less than five (5) feet, provided that there are no issues with any utilities or easements. The other side yard setback shall meet the minimum for that zone and the garage must meet the minimum size as regulated in this Title. (Ord. 13-02, Amended 1-23-2013)

B. In addition to the two-car garage, all single family homes shall provide at least two paved off-street parking spaces plus one space for each domestic, e.g., maid, nanny, gardner, etc, or support staff person employed on the premises during the highest employment shift.

15A-20-06 Additional Regulations and Standards Applicable to the Residential District R-1-7.5(HS)

A. **Lot Regulations**

1. **Lot Size**. An area of not less than 7,500 square feet shall be provided and maintained for each dwelling and uses accessory thereto excepting those legal vacant lots that existed prior to July 1, 1975 that contain at least 5,500 square feet may be developed for single family dwellings. No new subdivisions shall have lots less than 7,500 square feet, except for those exceptions provided in this Code.

2. **Frontage**. The minimum width of any lot for a dwelling shall be 65 feet, measured 30 feet back from the front property line excepting those legal vacant lots that existed prior to July 1, 1975 may utilize the existing lot width but shall not be made narrower through land grant, lot line adjustment, or other development practices, except for those exceptions provided in this Code.

B. **Setback Regulations**

1. **Front Yard Requirements**. All buildings shall be set back 20 feet from the front property line. Vacant parcels nestled between two or more developed parcels may choose to match existing conditions for a front setback. In no case shall the structure be closer than 15 feet to the front property line nor shall the driveway be shorter than 18 feet.

2. **Side Yard Requirements**. All dwelling structures and other main buildings shall be set back from each side property line a distance of at least 6 feet and the total distance of the two side setbacks shall be at least 16 feet, with the following exception: Lots with street frontage less than 65 feet (measured at the 30 foot setback line), which were legal at the time of subdivision and are now legal non-conforming as to frontage, may be set back from one side property line a distance of at least 6 feet provided the total distance of the two side setbacks is at least 12 feet.

3. **Rear Yard Requirements**. All dwelling structures and other main buildings shall be set back from the rear property line a distance of 20 feet on interior lots and15 feet on corner lots. For irregular lots, the minimum setback may be an average of 20 feet for an interior lot, or 15 feet for a corner lot provided that no portion of the building is closer than 10 feet to the property line.

4. **Corner Lots**. Unless otherwise permitted in this Code, the two front setbacks for corner lots shall be a minimum of 20 feet and 20 feet respectively.

5. **General Exceptions to the Above**:

a. Additions and other external modifications to existing main dwelling structures within the R-1-7.5(HS) Zone that currently violate the required front, side or rear setbacks may not be required to comply with normal setback requirements upon approval of a special exception by the Planning Commission. The Planning Commission may approve the special exception if the property owner can show that the addition or external modification will:

1. Meet the intent of the Historic Sandy Neighborhood Plan and the Sandy City Land Development Code;

2. Comply with the architectural design and character for homes within the R-1-7.5(HS) Zone;

3. Not be located within the sight visibility triangle on corner lots or create any other safety problems determined through the review and approval process. The City Transportation Engineer shall review the request to determine of the proposed addition or external modification will prohibit future right-of-way expansion. The City Transportation Engineer shall submit a recommendation to the Planning Commission; and

4. Not encroach closer than 5' to the public right-of-way or property line. Corner lots may include additions or external modifications providing that at least one side has at least 15' to the public right-of-way or property line.

This shall not exempt any construction or addition to the main dwelling structure from compliance with applicable I.R.C., I.B.C., I.F.C., Life Safety Code or other applicable codes as adopted by the State of Utah and/or Sandy City.

b. The development of the rear half of deep lots shall be part of an overall master planned residential development with other adjacent deep lots with common access in the immediate vicinity.

c. No special exceptions shall be granted by the Planning Commission to split a lot that is one and one-half times as large and one and one-half times as wide if the resultant lots are narrower than 65 feet wide or 7,500 square feet in size unless otherwise allowed by Code.

C. **Required Design Elements for New Construction or Major Remodeling (25% or greater of value of the structure) of Existing Homes**. The following design elements shall be required and included in the final design for new home construction or a remodel of an existing home:

1. The front elevation of the home should appear similar in scale to those seen on the same block.

2. The building should appear similar in height to those similar in scale within a 200 foot radius.

3. Building materials should be of similar type as those in the immediate 200 foot radius of the home.

4. The home should contain architectural features that provide visual interest to pedestrians.

5. Windows and doors on the front facade should be similar in size and design as those seen in the immediate 200 foot radius.

6. When remodeling an existing home, the new portion of the home should use similar exterior materials, including similar window design and doors, as those of the existing home.

7. The use of dormers and other architectural feature elements upon the roof line, whether functional or not, is strongly encouraged.

8. All new homes shall have a front porch. Front porches must have a minimum depth of 6 feet, and comprise a minimum of 50 percent of the width of a building's primary front facade (not including an attached garage). In no case shall the front porch be less than 15 feet in width. All other homes that are being remodeled are encouraged to install a front porch where practical as described above.

9. For legal non-conforming lots with frontage less than 55 feet, a detached garage installed in the rear of the home shall be encouraged. All attached garages shall be offset from the front setback of the home at least 3 feet so as to give a staggered appearance to the home.

15A-20-07 Planned Unit Development District (PUD)

This section calls for substantial compliance with the intent of the General Plan and land Development Code regulations and other provisions of this code related to the public health, safety, and general welfare but also offers the advantages of large scale planning for residential development and efficient use of land.

A. **Purpose.** The purpose of the planned unit development is:

1. To encourage a quality living environment through greater flexibility of design than is possible solely through the typical application of zoning regulations.

2. To encourage a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the zoning regulations.

3. To encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans to give imagination and variety in the physical pattern of the development.

B. **Design Objectives for Planned Unit Developments.** Every planned unit development shall be designed to achieve the following design objectives:

1. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, and development amenities.

2. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.

3. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.

4. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.

5. Open space and recreational areas should be the focal point for the overall design of the development.

C. **Development Requirements.** To be approved, a planned unit development project must show a high commitment to excellence, ensuring better quality of life for future tenants and be compatible with adjacent residential areas. The following are required for all planned unit development projects:

1. **Ownership.** The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.

2. **Open Space.** Unless otherwise approved by the Planning Commission, common and private open space shall be provided and shall not cover less than 40 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking area, streets, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, patios, and recreational areas. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space may be distributed throughout the planned unit development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a Sensitive Area Overlay Zone shall require conditional use approval. These areas may include, but are not limited to: 30 percent or greater slope areas, fault zones, flood plain, high water table, and wetlands. These areas may only be included as open space when they have been designed as an integral part of the project.

3. **Interior Streets.** The design of public and private streets within a planned unit development shall follow City standards for width of right-of-way and construction. Existing City standards of design and construction may be modified if recommended by the Transportation Engineer and approved by the Planning Commission if it is determined that the plan submitted is appropriate, e.g., a sidewalk on one side, waiver of parkstrip area, etc.. The pavement width shall be a minimum of 27 feet with at least a 37 foot right-of-way. Private streets shall be subject to the same inspections and construction standards as required for public streets. The interior street system in an entire planned unit development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private association. The original developer/builder will also be required to establish a City approved road maintenance fund for all private streets. This provision will be required in the CC&R's for all projects with a private street system.

4. **Parking.** The following minimum parking shall be provided for all multi-family planned

unit developments: (Ord 10-26, Amended 7-30-2010)

a. Table of Parking Ratios

One bedroom unit	1.5 parking spaces per unit
Two bedroom unit	2.0 parking spaces per unit
Three or more bedroom unit	2.5 parking spaces per unit
Guest parking spaces	0.25 parking spaces per unit
Storage parking spaces for recreational vehicle storage	As determined necessary by the Planning Commission

b. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right of way.

c. There shall be no less than 1.5 covered parking spaces (1.0 carports, 0.5 garages) per unit. The Planning Commission may consider the following criteria in determining whether or not the number of garages/carports should be increased or reduced:

(1) The topography of the proposed site.

(2) To enhance and protect local property values of adjacent developments and neighborhoods.

(3) To improve the overall appearance of the development for the density of units - e.g., attached garages and underground garages.

(4) Review the location of all garages and may require that they be attached or underground for the multi-family units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.

(5) To assist the project in reaching affordable rent levels for low and moderate income individuals as determined by the U. S. Department of Housing and Urban Development.

(6) Garages shall be used for vehicle parking only.

(7) Tandem spaces shall be counted only as one space.

5. **Building Materials.** Building materials, roofing materials, and building design shall be reviewed and approved by the Planning Commission. High quality exterior materials

shall be used including brick, stone, synthetic stucco, prefinished panel, composite materials, or other materials of similar quality, durability, and low maintenance.

6. **Landscaping on Public Right-of-Way.** Where a planned unit development is adjacent to a public right-of-way, a permanent open space at least 10 feet in width shall be required along the property line(s). This area shall be kept free of buildings and structures (except fences as approved by the Planning Commission) and permanently maintained in street trees and other landscaping, screened or protected by natural features, or as approved by the Planning Commission.

7. **Exterior Fencing.** Exterior fencing shall be provided as approved by the Planning Commission. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Additional landscape buffers may also be required with the width and landscaping specifications as determined by the Planning Commission.

8. **Street Lights.** Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the City's street light plan. If the streets are private, the lights may be altered but must be approved by the Planning Commission. The applicant shall submit a plan which indicates the type and location of street lights in relation to the proposed site landscaping.

D. **Development Standards**

1. **Required Elements.** Residential developments shall be guided by a total design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. The Planning Commission may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Commission may require specific setbacks, a lower residential density, and a height limitation. This criteria shall be used by the Planning Commission principally to assure the design objectives in this section of this chapter are met.

   a. **Feasible Development.** A planned unit development shall be of sufficient size, composition, and arrangement to enable its feasibility as a complete development.

   b. **Density.** The density allowed for a planned unit development shall be no greater than the zone in which it is located.

   c. **Site Calculations.** Specific calculations addressing the percentage of open space (common and private), impervious versus pervious coverage, and site improvements must be submitted with all project applications.

d. **Lot Requirements.** No specific yard, setback, or lot size requirement shall be imposed in the planned unit development. However, the purpose and objectives of this chapter must be complied with in the final development plan. The Planning Commission may require certain setbacks within all or a portion of the planned unit development.

e. **Traffic Circulation.** Points of primary vehicular access to the planned unit development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the planned unit development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.

f. **Driveways and Alleys.** When consistent with this Title, a private driveway or alley may be provided for access to a maximum of four lots as long as sufficient guest parking is provided. A private driveway or alley must comply with all established standards in this Title.

g. **Privacy.** Each planned unit development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the property, the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.

h. **Noise Attenuation.** When, in the opinion of the Director, a proposed planned unit development may be situated in a noisy environment which will adversely affect the peace, tranquility, and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the construction or other methods necessary to attenuate the noise to the required level according to the noise standards of the City's Noise Ordinance.

i. **Security.** The development shall be designed to support security services, taking into account public safety recommendations from the Police Department.

j. **Pedestrian and Bicycle Paths.** Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, non-residential, and recreational facilities in or adjacent to the development. The Planning Commission may require connections to regional trail systems, activity centers, pedestrian and/or bicycle overpasses, under-passes, or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.

2. **Desirable Amenities.** The following are desirable amenities or design options which may be required by the Planning Commission depending on the size, scale, impacts, and nature of each individual planned unit development project including planned unit development zoning districts, conditional uses in residential districts, and overlay zones:

   a. Increase in common or private open space above the 40 percent minimum, particularly when the project contains significant non-buildable open space.

   b. Creation of significant recreation or site amenities, including but not limited to, clubhouse, pool, tennis courts, sport courts, playgrounds, play fields, and nature areas.

   c. Additional project landscaping and other open space amenities as may be deemed appropriate under a Conditional Use Permit.

E. **Non-Residential Uses**

1. Non-commercial, non-residential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned unit development. The applicant shall submit as part of the preliminary development plan such evidence to substantiate the request for such use as the Director may require.

2. Commercial uses proposed within the planned unit development shall be designed primarily for the use of the residents of the project. The developer shall provide a fiscal impact study that shall demonstrate that the amount of land proposed is needed for such a commercial use, that it can realistically be supported by the residents of the project, and the impacts which will be imposed on the City's municipal services and tax base by such use. The fiscal impact study shall be evaluated by the planning staff and their findings communicated to the Planning Commission along with the preliminary development plan.

3. Commercial development within a planned unit development shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street within or outside the planned unit development. Location, off-street parking, and loading requirements shall be identified and recommended by the Development Committee to the Planning Commission as appropriate to the particular planned unit development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular traffic adjacent to developments that may provide multiple use of off-street parking facilities and the types of commercial uses provided. Drive-thru services shall be excluded.

4. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting for both residential and non-residential development shall be designed as integrated portions of the total planned unit development and shall project the residential character.

F. **Maintenance of Common Facilities**

1. A planned unit development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Planning Commission as to suitability for the proposed use of the common open space and subject facilities.

2. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include, as part of the aforementioned instruments, a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to the following:

   a. The private association must be established prior to the sale of any unit(s).

   b. Membership must be mandatory for the original buyer and any successive buyers of a unit(s) in a planned unit development whether or not the unit is owner occupied or rented.

   c. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules and regulations outlining the powers, enforcement authority, and limitations of the association.

   d. Each member of the association shall be assessed a prorata share of the costs incurred by the association, and the association shall have the power to collect those costs.

3. The Planning Commission may also require dedication of scenic easements to assure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.

G. **Review Process**

1. **Development Review.** To help expedite review of a development proposal, prior to submitting an application for planned unit development, persons interested in undertaking development may meet informally with a member(s) of the Community Development Department to become acquainted with the substantive and procedural requirements of this Code.

   If requested by staff, they shall attend a meeting at which representatives from various departments involved in review of developments are generally present including the

Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building & Safety Division, Fire Department, Police Department, Parks and Recreation Department, the Department of Economic Development, and other departments as necessary. This meeting is sometimes referred to as the Development Review Meeting.

At the meeting, the various departments will initially assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this Code, the International Building Code, and any other applicable ordinances or codes of Sandy City and provide information concerning the City's review requirements and procedures.

Staff members may request that additional studies or information, such as geotechnical studies, traffic impact analyses, market feasibility analyses, or water needs analyses be submitted together with the application for site plan review.

2. **Application.** An application for a planned unit development must be submitted to the Community Development Department and must contain the information and, if the project is to be subdivided, be in the format required by the Subdivision Review Procedure available from the Community Development Department. The application must include the following:

a. General Development Application Form.

b. Preliminary plat, if the property is to be subdivided, including project size (acres), proposed lot lines, and plot designs.

c. Landscaping plan. A landscape plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned unit development. Said landscaping plan shall indicate the spacing, sizes, and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Planning Commission determines an area because of its natural beauty or uniqueness would be most beneficial to the project and the community if left in its natural or existing condition. Existing mature trees shall be preserved where appropriate. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds, and parking areas.

d. Architectural building elevations. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per types, non-residential structures including commercial facilities, preliminary elevations and architectural renderings of typical structures, and improvements.

e. Grading and drainage plan. The existing site conditions including contours at 2 foot

intervals, water course, flood plains, unique natural features, and all existing mature trees.

f. Utility plan. The existing and proposed utility systems (e.g., sanitary sewers, storm sewers and water, electric, gas, telephone lines, and cable.

g. Road plan and profiles.

h. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas and other major points of access to public rights-of-way to the development including identification of jurisdictional control (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.

i. The existing and proposed pedestrian and bicycle circulation system including its inter-relationship with the vehicular circulation system indicating proposed treatment of points of conflict.

j. Other studies and analyses requested by staff or Planning Commission which may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.

l. Adjacent property information. Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, traffic and pedestrian circulation systems, public facilities, and unique natural features of the landscape.

m. The proposed treatment of the perimeter of the development including materials and techniques used such as berming, landscaping, screens, fences, and walls.

n. Names and addresses of property owners within 300 feet of the proposed project on mailing labels from the Salt Lake County Recorder's Office (when required by staff).

o. Property plat from the Salt Lake County Recorders Office showing the area to be developed.

p. Fees as established by City Council

q. The following written documents shall be submitted with the application:

1. A legal description of the total site proposal for development including a statement of present and proposed ownership and present land use or phasing plan.

2. A statement of planning objectives to be achieved by the planned unit development through the particular approach prepared by the applicant. The statement should

include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

3. Quantitive data for the following: total number and type of dwelling units, parcel size, proposed lot coverage of buildings and structures, approximate gross and net residential densities, total amount of open space (including a separate figure for usable open space), total amount of non-residential construction including a separate figure for commercial, public, quasi-public, or private facilities if applicable, fiscal impact studies where necessary, environmental assessments where necessary, and other studies as required by the Director.

3. **Preliminary Review**

a. If prior to submitting the application for review it is determined that the applicant has not attended a Development Review Meeting, staff may request that the applicant do so in order to expedite the orderly review of the proposal before proceeding to the subsequent stages of review.

b. Upon submittal of an application and supporting information and attendance at a Development Review Meeting, if necessary, the site plan and subdivision plat shall be forwarded to the reviewing departments and agencies who shall review it preliminarily to determine if the plan, together with all supporting information, is complete and complies with all the requirements of this Code and other applicable City and agencies' standards.

If the departments and agencies reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of this Code, the applicant shall be notified in writing and/or on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. The revised plan and all required, necessary and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.

Upon resubmittal, the site plan and subdivision plat will again be forwarded to the reviewing departments and agencies, and to the Planning Commission, if required. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of this Code and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

H. **Planning Commission Review.** When preliminary review of the site plan and subdivision plat has been determined to be complete and in compliance with all requirements, the plan,

together with all supporting information, will be forwarded to the Planning Commission for review, if required. If the property is to be subdivided, the Subdivision Review requirements shall be complied with including notice and hearing requirements.

The Planning Commission shall review the plan, including all supporting information, to determine if all appropriate impacts have been addressed and to receive public input, when required, concerning impacts and mitigation. The Planning Commission may require additional studies/analyses to enable it to determine what impacts should be addressed and may establish additional requirements to address those anticipated impacts.

I. **Validity of Preliminary Review.**

1. Once the Planning Commission determines that preliminary review is complete the preliminary plat is valid for 12 months. The Planning Commission may grant a one (1) year extension of the preliminary plat, provided the plat still complies with all applicable ordinances. No person or entity obtains a vested right to develop the property by reason of obtaining preliminary plat approval.

2. If a final plat which covers only a portion of the approved preliminary plat is recorded within the one (1) year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat may be extended by the Planning Commission for one (1) year from the date of recording that final plat.

3. If the developer desires to change the grade or location of streets within the subdivision, or desires to increase the number of lots in the subdivision, or substantially alters the original subdivision design, the developer must apply for an amendment of the originally approved preliminary plat.

4. The Director may, in his discretion, approve changes to the preliminary plat to decrease the number of lots in the subdivision, to make minor lot boundary changes, or to make other minor changes without requiring that it be reviewed by the Planning Commission.

J. **Final Review**. After review by the departments, agencies, and Planning Commission, the applicant shall submit a final site plan and subdivision plat together with all supporting documents which comply with all requirements, corrections, additions, etc. required by the departments, agencies, and Planning Commission to the Community Development Department.

1. The Community Development Department, along with the other reviewing departments and agencies, shall review the site plan and subdivision plat and supporting information to determine compliance with all requirements, corrections, additions, etc.

2. After such determination, the item may be scheduled for review by the Planning

Commission upon referral by the Director or upon the request of the Planning Commission. The final development plan shall be reviewed to determine substantial compliance of the final development plan with the preliminary development plan requirements. Said review shall also determine the final development plan's quality and compliance with the purpose and design objectives of a planned unit development. The final development plan shall include all of the information required in the preliminary development plan in its finalized detailed form. In addition, any new items not submitted with the preliminary development plan, any final plats, any required dedication documents, and/or guarantee of improvements shall be submitted at this time.

K. **Amendments to the Final Development Plan.** Minor changes in the location, siting, or character of buildings and structures may be authorized by the Director if required by engineering or other circumstances not foreseen at the time the final development plan was approved. No change authorized under this section may cause any of the following:

1. A change in the use and/or character of the development.

2. An increase in the overall density and/or intensity of use.

3. An increase in overall coverage of structures.

4. A reduction or change in character of approved open space.

5. A reduction of required off-street parking.

6. A detrimental alteration to the pedestrian, vehicular, bicycle, circulation, and utility networks.

7. A reduction in required street pavement widths.

8. Changes in storm drains, underdrains, and/or irrigation.

Any major changes in use or rearrangement of lots, blocks, building tracts or groupings, or any changes in the provision of open space and significant changes as noted above, must be made by the Planning Commission after receipt of such a recommendation by the planning staff. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the final development plan was approved. Generally speaking, any major changes must be recorded as amendments in accordance with the procedure established for adopting the final development plan.

L. **Failure to Begin Development.** If no substantial construction has occurred in the planned unit development pursuant to the final development plan within 12 months from final approval, the approved plan shall become null and void and a new development plan shall be required for any development on the subject property. The Planning Commission, upon

showing good cause by the developer, may extend the time for beginning construction a maximum period of 12 months for one time only.

M. **Phased Planned Developments.** If the sequence of construction of various portions of the final development plan is to occur in stages, then the open space and/or recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given stage of construction. A phasing plan, including size and order of phases, shall be approved by the Planning Commission if individual phases of the planned unit development exceed the overall density of the zone if the approved overall phasing plan does not exceed the maximum density of the zone. Such phasing plan shall have the written approval of all property owners. In addition, the approved phasing plan shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.

15A-20-08 Residential District RM (Multiple Family)

A. **Purpose**. The RM District is established to provide a medium to high density residential environment within Sandy City characterized by group and small multiple-unit housing and well planned site development.

B. **Density**. The minimum square footage per unit in the RM District shall be established as shown in the table below: (Square footage is net square footage after necessary improvements and dedication.) Property over five acres in size shall follow the planned unit development standards.

15A-20-08(B) - Table of Minimum Land Area for Development for the RM Residential Zone

	RM 4	RM 6	RM 8	RM 10	RM 12
Single Family Dwelling	10,000	8,000	6,800	6,200	5,600
Duplex	18,000	15,000	12,000	10,350	9,050
Four-plex Units	40,000	29,000	22,500	18,650	15,950
Eight Units	85,500	58,070	43,500	34,840	29,030
Twelve Units	127,500	87,120	65,340	52,270	43,560
Sixteen Units	169,500	116,160	87,120	69,690	58,070
Twenty-four Units	261,360	174,240	130,680	104,540	87,120
PUD Density in *Units/Acre*	6 u/a	12 u/a	15 u/a	18 u/a	21 u/a
Maximum Number of Units per Structure	4	6	-	-	-
Required Land Area per Unit above 1 up to RM subclassification (i.e. RM-4 is up to 4 units, RM-6 is 6 units, etc)	8,000	7,000	5,250	4,150	3,450

Maximum Density per acre above RM subclassification as an RM Development ***(not a PUD)***	4	6	8	10	12
Maximum Size of RM Development is 5 Acres. Must be developed as a standard PUD District if over 5 acres in size					

C. **Building Setbacks**. Minimum front, rear, and side setback distances shall be required as established below. It shall be within the authority of the Director to determine which lines are considered as front, rear, and side property lines for the purpose of administering this Code.

1. **Front Yard.** Any development in an RM District shall have a minimum front setback of 20 feet. A public street right-of-way shall be considered as the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, the area between the front property line and the building lines shall be known as the front setback area in all cases.

2. **Side Yards.**

   a. If the side property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and other main buildings shall be set back from the side property line a distance of at least 8 feet.

   b. If the side property line of a development does abut a single family residential district and the development is under one acre in size, all dwellings and main buildings must be set back at least 15 feet from the side property line.

3. **Rear Yard.**

   a. If the rear property line of a development does not abut a single family residential district and the development is under one acre in size, all dwellings and main buildings shall be set back from the rear property line a distance of at least 15 feet.

   b. If the rear property line of a development does abut a single family residential district and the development is under one acre in size, all dwellings and main buildings must be set back at least 20 feet from the rear property line.

   c. If a development is over one acre in size, the impact on the surrounding area will be evaluated, and the minimum rear yard setback shall be determined by the Director. However, in no case shall the rear setback shall be no less than 20 feet.

D. **Special Standards - RM Districts.**

1. **Landscaping.** All landscaping shall be maintained in a neat and orderly fashion. Landscaped areas shall consist of an effective combination of trees, ground cover, and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a

similar manner.

a. **Front Setback Area**. The entire area between the curb and the building or parking setback line shall be landscaped except for any access driveway or sidewalk in said area. In no case shall the front yard landscaping go to a depth of less than 20 feet.

b. **Other Setback Areas**. A minimum 5 foot landscaped buffer shall be placed along all property lines except where an accessory building may be allowed up to 3 feet of the property line.

2. **Screening at District Boundaries.** Except in the minimum front setback area, an opaque screen shall be installed and maintained along all district boundaries other than streets where an RM development abuts areas zoned for single family residential uses. Screening shall be to a height of 6 feet. A screen shall consist of one or any combination of the following types:

a. **Walls**. A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material and shall conform to structural requirements of the International Building Code.

b. **Berms**. A berm shall be constructed of earthen materials and shall be landscaped.

c. **Solid Fences**. A solid fence shall consist of wood or vinyl or other such materials forming an opaque screen and shall conform to structural requirements of the International Building Code.

d. **Open Fences**. An open weave or mesh type fence shall be combined with plant materials to form an opaque screen as approved by the Director.

e. **Planting**. Plant materials used for screening shall be of a type or used in such a manner so as to provide an opaque screen having a minimum width of 2 feet.

f. **Signs on Screening**. No signs or sign supports shall be permitted on any required screening.

g. **Elevation Differences**. Notwithstanding the requirements listed above where the finished elevation of the property is lower at the boundary line (or within 5 feet inside the boundary line) than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this district.

3. **Refuse Collection Area.** All outdoor refuse collection areas shall be visually screened from access streets and adjacent properties by a completely opaque screen.

4. **Height of Buildings.** All buildings in an RM District shall be no higher than 35 feet. A dwelling structure less than 10 feet in height above finished grade may be allowed only if it qualifies as an earth-sheltered dwelling.

5. **Zero Lot Line Conversion.** Duplex dwellings that were in existence at the date of the passage of this Code may be converted to zero lot line (twin home) use. For such conversion, minimum lot size regulations as provided in this section shall be required. All appropriate State code and building code regulations for condominium conversion shall be required.

6. **Standards for Business and Financial Services.** Buildings intended to house such uses in an RM District shall be designed to be compatible with a residential environment in architectural concept, scale, site design, and landscaping. Design will be approved at site plan review.

15A-20-09 Manufactured Home Residential District (MH)

A. **Purpose**. The Manufactured Home Residential District (MH) is established to provide a medium-density residential environment within Sandy City for manufactured home homeowners that is characterized by a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.

B. **Area Requirement**. Manufactured home subdivisions shall have a minimum total development size of 5 acres.

C. **Lot Size**. The minimum lot area for each double-wide dwelling shall be 5,000 square feet and for each single-wide dwelling 4,000 square feet.

D. **Frontage**. The minimum width of any lot for a double-wide dwelling shall be 50 feet and for a single-wide dwelling 40 feet, measured 20 feet back from the property line.

E. **Front Yard Requirements**. All buildings shall be set back a minimum 10 feet from the front property line.

F. **Side Yard Requirements**. All dwelling structures and other main buildings shall be set back from each property line a distance of at least 6 feet, and the total distance of the two side setbacks shall be at least 15 feet. The minimum side yards for a private garage and other accessory buildings or awnings shall be 3 feet. Side yard distances are to be measured from a point beginning at the outer edges of any overhangs or eaves. On corner lots, the side yard which faces on a street for both main and accessory buildings shall not be less than 10 feet.

G. **Rear Yard Requirements**. All dwelling structures and other main buildings shall be set back from the rear property line a minimum of 10 feet. Accessory buildings shall be set back

a minimum of 3 feet. Said rear yard distances are to be measured from a point beginning at the outer edges of any overhangs or eaves, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than 6 feet to such side yard.

H. **Height of Buildings**. No building shall be erected to a height greater than 25 feet, and no dwelling shall be erected to a height less than one story above grade.

I. **Manufactured Home Requirements**. All manufactured homes permitted for location in any mobile home subdivision shall conform to the laws, specifications, and requirements of the State of Utah National Manufactured Housing Construction and Safety Standards Act of 1974 and shall have attached proper certification that the mobile home conforms to the same.