

Planning Commission Staff Report

October 13, 2016

Item 4

Applicant: Mapleton City

Location: N/A

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Yes

Zone: Various

Attachments:

1. Proposed ordinance amendments and exhibit.

REQUEST

Consideration of an ordinance amending Mapleton City Code Chapters 18.28:050, 18.32:050, 18.36:060, 18.44:050 and 18.48.050 related to front yard setback requirements in the A-2, RA-1, RA-2, R-1-B and R-2 zones.

BACKGROUND AND PROJECT DESCRIPTION

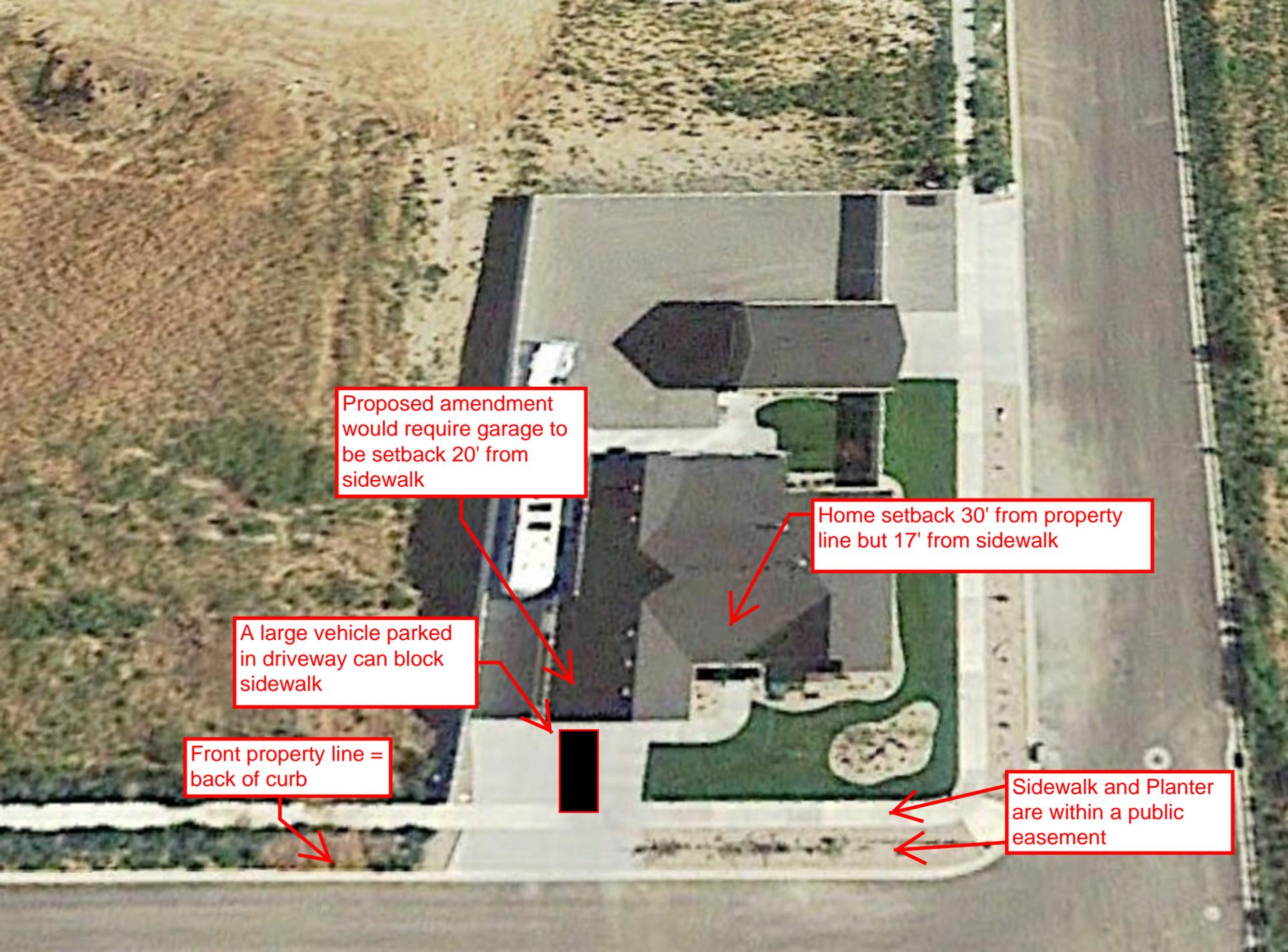
The front setback requirement in most zones for a new a single family dwelling is 30 feet from the front property line. Depending on the street cross section and the right-of-way lines, the front property line is usually the back of curb when a park strip is included (8' planter and 5' sidewalk usually located in private property but with a public easement), or the back of sidewalk when the sidewalk is attached to the curb and gutter.

In cases where the property line is the back of curb with a planter and a sidewalk within a public easement, the 30-foot setback allows a residence to be built approximately 17 feet from the sidewalk. When a garage is built perpendicular to the street and a large vehicle is parked in front of the garage on the driveway, the vehicle can partially block the sidewalk and impede pedestrian access.

Staff is proposing to amend the front setback standards to require a 20-foot minimum setback from a sidewalk for a garage that faces the street. This will ensure that regardless of where the front property line is located, that vehicles parked in the driveway will have adequate space and will not likely block the sidewalk.

RECOMMENDATION

Recommend approval of the proposed ordinance to the City Council.



Proposed amendment would require garage to be setback 20' from sidewalk

Home setback 30' from property line but 17' from sidewalk

A large vehicle parked in driveway can block sidewalk

Front property line = back of curb

Sidewalk and Planter are within a public easement

Attachment “1”
(Changes shown in strikeout and underline)

18.28.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES (A-2):

Each lot or parcel of property in the A-2 zone shall meet all of the following requirements:

- C. Front Yard/Garage ~~Rear Yard~~ Requirements: No home shall have a front yard setback of less than thirty feet (30') measured from the front property line or the right of way edge to the foundation of the home. For homes that have garage doors that face the street, the garage shall be setback a minimum of twenty feet (20') from the back of sidewalk. ~~No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.~~
- D. Side Yard/Rear Yard: Each lot or parcel of land in the A-2 zone shall have a side yard of not less than ten feet (10'). No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.
- E. Side Yard; Corner Lots: ~~Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.~~ When a side yard on a corner lot faces a street, the same setbacks as described in subsection C (Front Yard/Garage Requirements) shall apply.

18.32.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES (RA-1):

- C. Front Yard/Garage Requirements: No home shall have a front yard of less than thirty feet (30') measured from the front property line or the right of way to the foundation of the home. For homes that have garage doors that face the street, the garage shall be setback a minimum of twenty feet (20') from the back of sidewalk.
- D. Rear Yard Requirements: No home shall have a rear yard of less than twenty five feet (25') measured from the rear property line to the foundation of the home.
- E. Side Yard: Each lot or parcel of land in the RA-1 zone shall have a side yard of not less than ten feet (10').
- F. Side Yard; Corner Lots: ~~Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.~~ When a side yard on a corner lot faces a street, the same setbacks as described in subsection C (Front Yard/Garage Requirements) shall apply.

18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES (RA-2):

- C. Front Yard/~~Garage Rear Yard~~ Requirements: No home shall have a front yard setback of less than thirty feet (30') measured from the front property line or the right of way edge to the foundation of the home. For homes that have garage doors that face the street, the garage shall be setback a minimum of twenty feet (20') from the back of sidewalk. No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.
- D. Side Yard/~~Rear Yard~~: Each lot or parcel of land in the RA-2 zone shall have a side yard of not less than ten feet (10'). No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.
- E. Side Yard; Corner Lots: ~~Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.~~ When a side yard on a corner lot faces a street, the same setbacks as described in subsection C (Front Yard/Garage Requirements) shall apply.

18.44.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES (R-1-B):

Each lot or parcel of property in the R-1-B zone shall meet all of the following requirements:

- C. Front Yard/~~Garage Rear Yard~~ Requirements: No home shall have a front yard setback of less than thirty feet (30') measured from the front property line or the right of way edge to the foundation of the home. For homes that have garage doors that face the street, the garage shall be setback a minimum of twenty feet (20') from the back of sidewalk. No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.
- D. Side Yard/~~Rear Yard~~: Each lot or parcel of land in the RA-2 zone shall have a side yard of not less than ten feet (10'). No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.
- E. Side Yard; Corner Lots: ~~Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.~~ When a side yard on a corner lot faces a street, the same setbacks as described in subsection C (Front Yard/Garage Requirements) shall apply.

18.48.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES (R-2)

Each lot or parcel of property in the R-2 zone shall meet all of the following requirements:

- C. Front Yard/~~Garage Rear Yard~~ Requirements: No home shall have a front yard setback of less than thirty feet (30') measured from the front property line or the right of way edge to the foundation of the home. For homes that have garage doors that face the street, the garage

shall be setback a minimum of twenty feet (20') from the back of sidewalk. No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.

- D. Side Yard/Rear Yard: Each lot or parcel of land in the RA-2 zone shall have a side yard of not less than ten feet (10'). No home shall have a rear yard setback of less than twenty five feet (25') from the rear property line.
- E. Side Yard; Corner Lots: ~~Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.~~ When a side yard on a corner lot faces a street, the same setbacks as described in subsection C (Front Yard/Garage Requirements) shall apply.